



County of Fresno

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

Planning Commission Staff Report and Subdivision Review Committee Meeting Report Agenda Item No. 2 October 12, 2023

SUBJECT: Tentative Tract Map Application No. 6323 and Initial Study No. 7847

Allow the subdivision of a 12.20-acre parcel into five parcels, each containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the northeast corner of E. Ashlan Avenue, and N. Adair Avenue, approximately 3.6 miles east of the city limits of the City of Clovis (APN: 308-390-75) (13530 E. Ashlan Avenue) (Sup. Dist. 5).

**OWNER/
APPLICANT:** Strahm Family, Limited Partnership

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Negative Declaration prepared for Initial Study (IS) No. 7847; and
- Approve Tentative Tract Map Application No. 6323 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Land Use Map
4. Zoning Map
5. Tentative Tract Map No. 6323
6. Summary of Initial Study No. 7847

PROJECT DESCRIPTION AND SUMMARY:

The project proposes to allow the creation of a five-lot subdivision from a 12.20-acre parcel in the Rural Residential Zone District, requiring each lot to contain a minimum of two net acres.

ENVIRONMENTAL ANALYSIS:

An Initial Study was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a mitigated negative declaration is appropriate. A summary of the Initial Study is included as Exhibit 7 to the Subdivision Review Committee Report for Tentative Tract Map Application No. 6323.

PUBLIC NOTICE:

Notices were sent to 65 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

No public comments have been received as of the time of preparation of this report.

SUBDIVISION REVIEW COMMITTEE

A Meeting was conducted on November 18, 2022 with County staff representing members of the Subdivision Review Committee, including staff from the Design, Road Maintenance and Operations, and Development Services and Capital Projects Divisions.

Issues such as onsite drainage features, easements, net acreage of proposed lots, and fire suppression facilities were considered. These items are addressed as either Conditions of approval or mandatory project notes, where such requirements are regulatory in nature.

PROCEDURAL CONSIDERATIONS:

A Tentative Tract Map Application may be approved only if five (5) Findings which are consistent with the five specified findings specified in Section 66474 of the Subdivision Map Act and in Title 17, Section 17.20.020 of the County Subdivision Ordinance are made. The decision of the Planning Commission on a Tentative Tract Map Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The subject parcel was created as a remainder lot of Parcel Map 8124, which created four lots located along the west side of N. Adair Avenue, and was recorded June 10, 2016. The current proposal entails the subdivision of the 12.20-acre remainder lot, into five residential lots, each containing no less than two-acres.

TENTATIVE TRACT MAP APPLICATION NO. 6323: ANALYSYS/DISCUSSION

Finding 1: **That the proposed map and the design or improvement of the proposed subdivision are consistent with the General Plan and any applicable Specific Plan.**

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy PF-C.17: <i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</i></p> <p>a. <i>A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i></p> <p>b. <i>A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County.</i></p>	<p>Additionally, the subject parcel is not located in an area of the County identified as having limited groundwater supplies. A groundwater supply report was prepared for the project by Kenneth D. Schmidt and Associates, dated March 31, 2022, which consisted of a pump test of the two existing wells on the property, and evaluation of groundwater recharge, groundwater discharge, storage capacity, and water quality. The groundwater supply report was reviewed by the County Water and Natural Resources Division, which found that based on the Water Supply Report and a 72-hour pump test conducted on a monitoring well in the vicinity; the subject property has an adequate supply of groundwater to meet the needs of the project and that future groundwater utilization on the property would not result in significant groundwater pumping related impacts to surrounding property.</p>
<p>General Plan Policy PF-E.6: <i>The County shall require that drainage facilities be installed concurrently with and as a condition of development activity to ensure the protection of the new improvements as</i></p>	<p>The proposed parcels will be designed with individual on-site storm water retention basins.</p>

Relevant Policies:	Consistency/Considerations:
<i>well as existing development that might exist within the watershed.</i>	
<p>General Plan Policy PF-H.2: <i>Prior to the approval of development projects, the County shall determine the need for fire protection services. New development in unincorporated areas of the County shall not be approved unless adequate fire protection facilities are provided.</i></p>	<p>A pressurized tank system will be required for the subdivision, and the subdivision will also be required to annex into Fresno County Fire Protection District's, Community Facilities District (CFD) 2010-01 for Fire Protection Services. Additionally, current Fire code requires that new residences be constructed with fire sprinkler systems.</p>
<p>Policy LU-E.3 of the General Plan, pertaining to Rural Residential Development, states that the County shall maintain two acres as the minimum permitted lot size, exclusive of all road and canal rights-of-way, recreation easements, permanent water bodies, and public or quasi-public common use areas, except as provided for in policies LU-E.6 and LU-E.7., which apply to Planned Residential Developments.</p>	<p>The proposed parcels comply with the minimum acreage required by the Rural Residential Zoning.</p>
<p>General Plan Policy PF-D.6: <i>The County shall permit individual on-site sewage and disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.</i></p>	<p>Based on the conclusions of a 2007 Sewage Disposal Feasibility study prepared for the property, the proposed parcels can accommodate individual septic systems, based on the soil percolation rates and permeability, provided that they are engineered systems that are consistent with the variable geologic conditions on each lot. Each of the five proposed lots will be required to install individual onsite wastewater treatment (septic) systems, before any water well is drilled. The individual septic systems will be subject to the requirements of the Fresno County Local Area Management Program (LAMP) as it pertains to septic system design and density; and, subject to permit and inspection by the Fresno County Department of Public Works and Planning.</p>
<p>General Plan Policy LU-E.10: <i>The County shall require new subdivisions within areas designated Rural Residential be designed to utilize individual on-site sewer and water systems. All proposals shall be reviewed by the County Geologist and the County Health Officer to determine the</i></p>	<p>The proposed subdivision was also reviewed by the County Health department which stated that any installation of any new sewage disposal system must be an engineered system, designed in accordance with the conclusions and recommendations made by Norbert W. Larsen & Associates, Inc in his Sewage Disposal Feasibility Study</p>

Relevant Policies:	Consistency/Considerations:
<i>appropriate minimum lot size based on local hydro-geological conditions.</i>	(NWL 2647) dated September 3, 2007. The engineered design septic systems for each parcel shall be designed and the location established before any well(s) are drilled on the parcel.
<p>General Plan Policy OS-L.3: <i>The County shall manage the use of land adjacent to scenic drives and scenic highways based on the following principals:</i></p> <ul style="list-style-type: none"> • <i>Intensive land development proposals including, but not limited to, subdivisions of more than four lots, commercial developments, and mobile home parks shall be designed to blend into the natural landscape and minimize visual scaring of vegetation and terrain. The design of said development proposals shall also proved 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 when any one of the following conditions exist:</i> <ol style="list-style-type: none"> 1. <i>Topographic or vegetative characteristics preclude such a setback;</i> 2. <i>Topographic or vegetative characteristics provide screening of buildings and parking areas from the right-of-way;</i> 3. <i>Property dimensions preclude such a setback.</i> 	<p>In the case of this proposed subdivision, staff determined that due the proposed parcel dimensions, a 200-foot setback could not be practicably accommodated without substantially limiting the developable area of the parcel (Parcel 1). As such, staff has determined that a reduced setback of 100-feet, which also includes within it, the minimum street side yard setback of 35 feet required by the Rural Residential Zone District, would be adequate to comply with General Plan Policy OS-L.3.</p>

Reviewing Agency/ Department Comments:

Policy Planning Unit, Development Services and Capital Projects Division: With regard to Policy PF-D.6 said policy limits on-site sewage disposal systems to parcels that have the soils, and other characteristics that would allow the use of a septic system without threatening water quality or posing health hazards.

Finding 1 Analysis:

Based on staff review, and analysis in the table above, the proposed tentative subdivision map appears to be consistent with the General Plan Land Use Designation and applicable General Plan Policies listed under Finding 1 above.

Recommended Conditions of Approval:

None

Finding 1 Conclusion:

Finding 1 can be made, the tentative map and design of the proposed subdivision is consistent with the General Plan.

Finding 2: The project site is physically suitable for the type and density of development proposed.

Criteria	Existing	Proposed
General Plan Designation	Rural Residential	No Change
Zoning	R-R (Rural Residential, two-acre minimum parcel size) Zone District.	No change
Surrounding Zoning	R-R, AL-20	No change
Land Use on Subject Parcel	Vacant, remainder lot of Parcel Map 8124	Creation of a five-lot rural residential subdivision
Parcel Size	12.21 acres gross (approximately)	Five lots, each a minimum of 2-acres (net), in area; exclusive of road and canal easements, in the following configuration: Lot 1: 2.07 acres (gross) 2.00 acres (net) Lot 2: 2.00 acres (gross) 2.00 acres (net) Lot 3: 2.00 acres (gross) 2.00 acres (net) Lot 4: 2.35 acres (gross) 2.00 acres (net) Lot 5: 3.79 acres (gross) 3.42 acres (net)
Surrounding Land Uses	Limited Agriculture non-intensive irrigated orchards, Rural Residential	No change
Source of Water	Agricultural well/Fresno Irrigation District pipeline	Individual domestic water wells
Sewer	None	Individual on-site wastewater treatment systems (OWTS)
City Sphere of Influence	None	No change

Nearest City Limit	City of Clovis: four miles west of the project site	No change
Structural Improvements	None	Individual parcels, anticipated to be improved with single-family dwellings at a density no greater than one dwelling unit per 2 acres.
Nearest Residence	Southerly adjacent to proposed lot no. 5	No change
Surrounding Development	Low density (rural) residential	No change

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front yard: 35 feet Rear yard: 20 feet Side yard: 20 feet	No change	Any new development will be subject to required setbacks.
Parking	Zoning Ordinance Section 855-I: For Residential Uses - At least one (1) parking space for every dwelling unit. Spaces shall be on the same lot with the main building which they are intended to serve and located to the rear of the required front yard, except for hillside lots.	No change	Yes
Lot Coverage	No requirements for Rural Residential Zone District	N/A	N/A
Space Between Buildings	Zoning Ordinance Section 820.5.F	No change	Yes
Wall Requirements	Zoning Ordinance Section 820.5.2(a)(b)(c)	No change	Yes
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic tank: 50 feet Disposal field: 100 feet Seepage pit: 150 feet	No change to minimum standards.	Yes

Surrounding Parcels

	Size:	Use:	Zoning:	Nearest Residence:
North	17.5 acres	Field Crops/Single-Family Residential	AL-20	750 feet
South	3.57 acres	Single-Family Residential	R-R	145 feet
	2.39 acres	Single-Family Residential		135 feet
East	17.0 acres	Field Crops/Single-Family Residential	R-R	135 feet
West	17.41 acres	Field Crops	R-R	None
	20.06 acres	Orchard		None
	1.98 acres	Single-Family Residential		55 feet
	1.98 acres	Single-Family Residential		85 feet
	1.98 acres	Vacant		None
	1.98 acres	Single-Family Residential		80 feet

Reviewing Agency/Department Comments:

Development Engineering Section, Fresno County Department of Public Works and Planning Development Services and Capital Projects Division: According to FEMA FIRM Panel 1620H, the parcel is not subject to flooding from the 100-year storm. According to U.S.G.S Quad Map.

Fresno Irrigation District (FID): FID’s Enterprise Canal No. 109 runs westerly and traverses the northerly portion of the subject property, and crosses Academy Avenue approximately 2,800 feet northwest of the subject property.

FID requires that, within the limits of the proposed project (and its remainder), the land owner grant an exclusive easement for the land underlying the remaining portion of the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID Policy.

Finding 2 Analysis:

The subject property is located in an area characterized by very low-density residential development and limited agricultural production. The property is Zoned Rural Residential with a two-acre minimum parcel size, and the underlying land use designation is Northeast Rural Residential within the Northeast Fresno Clovis Metropolitan Area (FCMA)

The Rural Residential (R-R) Zone District is intended to create or preserve rural or very large lot residential homesites where a limited range of agricultural activities may be conducted. The R-R Zone District is intended to be applied to areas that carry a land use designation of Rural Residential in the County's General Plan. The minimum lot size that may be created within the R-R without a special acreage designation shall be two (2) acres.

Review of the tentative map demonstrates that each of the five proposed parcels contains a minimum of 2.0 net acres, which is adequate to accommodate residential development, with individual wells and septic systems while meeting all applicable development standards of the Rural Residential Zone District. Approval of the final subdivision map will require that all the proposed parcels meet the minimum acreage requirement.

Recommended Condition(s) of Approval:

- *All proposed lots will be required to have engineered septic systems, designed in accordance with the 2007 Sewage Feasibility Study prepared for the property.*

Finding 2 Conclusion:

Finding 2 can be made, as the subject parcel has been determined to be physically suitable to accommodate the proposed five lot subdivision while meeting all applicable development standards of the Rural Residential Zone District, and the proposed density of one single-family dwelling unit per lot is consistent with the provisions of the underlying Rural Residential land use designation.

Finding 3: **The design of the proposed subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Reviewing Agency/Department Comments:

No comments specific to impacts to wildlife or the environments were expressed by reviewing agencies or departments.

Finding 3 Analysis:

The subject parcel is located in an area characterized by low density residential development and limited agricultural uses.

According to results of a search of the California Department of Fish and Wildlife, Natural Diversity Database the project site is located within the predicted habitat area of several special status species, however, any subsequent development associated with the approval of this proposed subdivision will be single family residential and limited in scope to the proposed parcels, in an area of established residential uses.

The California Department of Fish and Wildlife expressed concern that the project may potentially impact some special status species habitat. To address this potential, the subdivider provided a biological habitat evaluation by Colibri Environmental Consulting, LLC, dated April 2023, which concluded that the subject parcel could potentially provide suitable habitat for two special status species, Burrowing Owl and Swainson's Hawk. However, neither species was present on the site, thus, there was no mitigation required.

Recommended Conditions of Approval:

None.

Finding 3 Conclusion:

Finding 3 can be made, based on the preceding information, staff had determined that the proposed subdivision will not cause substantial adverse environmental impacts.

Finding 4: The design of the subdivision or types of improvements are not likely to cause serious public health problems.

Reviewing Agency Comments:

Fresno County Department of Public Health, Environmental Health Division: Engineered individual sewage disposal systems will be required for each lot in this tract as per the conclusions and recommendations made by Norbert Larsen & Associates, Inc. in the Sewage Disposal Feasibility Study (NWL 2647) date September 3, 2007.

The engineered septic systems for each parcel shall be designed and the location established before any water wells are drilled.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Finding 4 Analysis:

There are no identified design aspects of the subdivision and anticipated subsequent residential developments that would be likely to cause serious public health problems. The proposed subdivision is compliant with the minimum parcel size designation of the Rural Residential Zone District, and any development will be subject to the proposed mitigation measures and Conditions of Approval.

Recommended Conditions of Approval:

None

Finding 4 Conclusion:

There were no potential impacts identified from the development of the proposed subdivision, that would be likely to cause adverse public health issues.

Finding 5: The design of the subdivision or types of improvements will not conflict with easements acquired by public at large, for access through or use of the property within the proposed subdivision.

		Existing Conditions	Proposed Operation
Private Road	Yes	North Adair Avenue	No change
Public Road Frontage	Yes	East Ashlan Avenue: proposed Lot No. 1 only	Proposed Lot No. 1 will have frontage on both Ashlan and N. Adair Avenue. Propose Lot Nos. 2-4 will have

		Existing Conditions	Proposed Operation
			frontage along N. Adair Avenue only. N. Adair is not a County maintained road.
Direct Access to Public Road	Yes	Yes: East Ashlan Avenue (Proposed Lot 1 only)	Lots 2-5 will have direct access to N. Adair Avenue.
Road ADT		Ashlan Avenue: 1,400 vehicles per day	The addition of new residential traffic trips associated with the proposed subdivision would not substantially increase the average annual daily trips (ADT) of E. Ashlan Avenue.
Road Classification		<p>North Adair: Private Road</p> <p>East Ashlan: Collector</p> <p>Scenic Drive according to General Plan Figure OS-2</p> <p>Included on Figure TR-2: Rural Bikeways Plan of the Fresno County General Plan, Transportation and Circulation Element.</p>	No change in road classification is proposed for either N. Adair or E. Ashlan Avenue.
Road Width		<p>Right of Way: 50 feet</p> <p>Paved width: 24 feet</p>	Additional 12 feet dedicated with Parcel Map 8124 to meet the ultimate right-of-way of 84 feet.
Road Surface		<p>Ashlan Avenue: Asphalt paved.</p> <p>N. Adair Avenue: Asphalt paved.</p>	No change
Traffic Trips		<p>Ashlan Avenue: 1,400 traffic trips</p> <p>N. Adair Avenue is not a County maintained road.</p>	<p>No change</p> <p>Addition of residential traffic trips associated with development of the proposed lots.</p>

		Existing Conditions	Proposed Operation
Traffic Impact Study (TIS) Prepared	No	Thresholds for requiring a traffic study were not met	No further traffic impact analysis was deemed necessary at this time.
Road Improvements Required		N. Adair Avenue was constructed to the required County standard as a Condition of Parcel Map 8124	<p>A stop sign and limit line shall be provided at the local road (N. Adair Avenue) intersection with Ashlan Avenue. Street signs shall be compliant with Manual on Uniform Traffic Control Devices (MUTCD) and County standards.</p> <p>Green signs shall be provided for the County Road (Ashlan Avenue) and brown signs for the local road (N. Adair Avenue). Any improvements to Ashlan Avenue will require improvement plans to be submitted to the County for review and approval.</p> <p>12 feet of additional right-of-way shall be dedicated across the subject property frontage along Ashlan Avenue.</p>

Reviewing Agency/Department Comments Regarding conflicts with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Development Engineering Section, Fresno County Department of Public Works and Planning Development Services and Capital Projects Division: Ashlan Avenue is classified as a local road with an existing 20 feet right-of-way width north of the section line along the frontage of parcel lot per Plat Book. The minimum right-of-way width north of the section line for a local road is 30 feet. Furthermore, Ashlan Avenue is an existing and planned bikeway per Fresno County General Plan Rural Bikeways Plan Figure TR-2 dated April 21, 2010, and a scenic drive per Fresno County General Plan Scenic Roadways Figure OS-2 dated August 4, 2010. Ashlan Avenue is a County-maintained road. Records indicate this section of Ashlan Avenue from Wrico Avenue to Quality Avenue has an ADT of 1,400, pavement width of 23.4 feet, structural section of 0.21' RMS/0.8' IB/1.15' AC and is in very good condition.

Road Maintenance and Operations Division, Fresno County Department of Public Works

and Planning: Ashlan Avenue currently shows 30 feet of right-of-way along the subject parcel frontage to the Section line. The proposed 12-foot right-of-way dedication included with Tentative Tract Map No. 6323 is acceptable to meet the ultimate right-of-way requirements for Ashlan Avenue of 84 feet.

Finding 5 Analysis:

The design of the subdivision and anticipated subsequent residential developments would not result in any conflicts with existing easements. The proposed subdivision will take access via N. Adair Avenue, which is a paved road that currently provides access to four existing lots along its west side.

There is a Fresno Irrigation District Easement running along a portion of the northern boundary of the subject property, adjacent to the Enterprise Canal. The project will be required to dedicate an additional easement to Fresno Irrigation District so that the easement will extend the existing easement along the entire northern boundary of the subject property with the canal.

There is also a proposed 10-foot-wide drainage and public utility easement, as well as a proposed ten-foot-wide fire protection easement which will run along the east side of N. Adair Avenue. Additionally, 35-foot by 35-foot fire protection easements will be located on proposed Parcel 2 and proposed Parcel 4, each containing water supply and connection apparatus as well as three 5,000-gallon water storage tanks at each of the two fire easement locations.

Recommended Conditions of Approval:

Irrevocable offer of road and public utility rights-of-way, dedication of irrigation district easement.

Finding 5 Conclusion:

Finding 5 can be made, as staff has determined that the design of the proposed subdivision will not conflict with easements acquired by public at large, for access through or use of the property within the subdivision, rather the proposed easements will be incorporated into the design and ultimate development of the subdivision.

SUMMARY CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Tentative Tract Map can be made, and therefore recommends approval of Tentative Tract Map No. 6323 subject to the included Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Negative Declaration prepared based on Initial Study No. 7487 and
- Move to determine the required Findings can be made and move to approve Tentative Tract No. 6323 subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Tentative Tract Map No. 6323; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:JP

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EXHIBIT 1

**Tentative Tract Map Application No. 6323 & Initial Study No. 7847
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	The final subdivision map for (Tentative Tract Map Application No. 6323) shall be in substantial conformance with tentative map as approved by the Planning Commission.
2.	Prior to or in conjunction with recordation of the final subdivision map, twelve (12) feet of right-of-way across the subject property frontage along E. Ashlan Avenue, shall be dedicated to the County in order to meet the ultimate right-of-way of 84 feet, as shown on the tentative map.
3.	<p>Engineered individual sewage and disposal systems will be required for each lot in the proposed subdivision, in accordance with the conclusions and recommendations made by Norbert Larsen & Associates, Inc. in the Sewage Disposal Feasibility Study (NWL 2647) dated September 3, 2007. New engineered sewage disposal designs shall be submitted to, reviewed and approved by the Fresno County Department of Public Works and Planning, prior to any development of the subject property.</p> <p>The engineered sewage and disposal system layout for each parcel shall be designed and the location established prior to any well(s) being drilled on the parcel.</p>
4.	Prior to the recordation of the final map of Tentative Tract Map 6323 (subdivision) the subdivider shall have provided for the maintenance of N. Adair Avenue, by a method acceptable to the Director the Department of Public Works and Planning.
5.	Prior to approval of the final map, the subdivider shall be required to annex into Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. The fire suppression system required for the subdivision shall be designed in accordance with applicable County Fire Protection District standards, and the proposed fire suppression facilities shall be identified on the tentative map. Additionally, fire suppression facilities shall be maintained in perpetuity in accordance with Fresno County Ordinance Code and Fresno County Fire Protection District requirements, and subject to inspection and approval by the County Fire Protection District.
6.	<p>As per Title 17, Section 17.04.100 of the Fresno County Ordinance Code; if a subdivision is at any point within three hundred feet of an AE-20 (Exclusive Agricultural), AL (Limited Agricultural), TPZ (Timberland Preserve) or RC (Resource Conservation) Zone District, the approval of the tentative and final subdivision map shall be conditional upon the recordation with the Fresno County Recorder of notice in substantially the following form:</p> <p><i>Fresno County Right to Farm Notice: It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated</i></p>

EXHIBIT 1

	<i>with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-fate law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not be or become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.</i>
7.	As a condition of map approval, the subdivider will be required to grant an exclusive easement for the land underlying the portion of the canal which does not currently show a recorded easement, as shown on the tentative map. The proposed easement shall be in accordance with the Fresno Irrigation Districts' (FID) requirements. The proposed easement width shall depend on the current width of the canal, the height of the canal banks, and the final alignment of the canal.
8.	Typically, for any development that impacts a large open canal or is adjacent to one such as the Enterprise Canal, FID requires that the developer improve the canal with either concrete lining, or encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. In order to address the integrity of the canal, the subdivider shall implement one of the following actions; and prior to doing so, shall coordinate with the Fresno Irrigation District regarding such requirements: <ol style="list-style-type: none"> 1. The subdivider shall concrete line the canal or place it in a box culvert, in accordance with FID standards; or 2. All of the proposed building pad elevations must be constructed a minimum of twelve (12) inches above the canal's high-water mark; and any applicable FID standards shall apply. Any development plans that impact the canal shall be first reviewed by FID prior to any ground disturbance.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	All parcels within the proposed subdivision shall contain a minimum of 2.0 acres net area, exclusive of all road and canal rights of way, recreation easements, permanent water bodies and public or quasi-public common use areas. Curved and cul-de-sac lots shall have a minimum street frontage of ninety (90) feet. All other lots shall conform to the development standards of the Rural Residential Zone District which requires a minimum width of 165 feet.
2.	As per Fresno County Ordinance Section 17.48.390.C; Water storage facilities for fire protection shall be provided where the parcels are to be served by individual wells. Such facilities shall be located within one half-mile of each lot measured along a public or approved private road and shall be capable of supplying a quantity of water for a one-hour period determined by the application of the following formula: $Q=700 F^{1/2}$; Q= Available storage in gallons; F= Number of families to be served by the fire protection water storage facility. In no case shall the storage facilities have a capacity of less than six (6) thousand gallons. Water storage facilities shall consist of a well, pump and storage tank located upon a water lot easement, together with an unsurfaced fire road between the water lot and a private or public road. Prior to the approval of the final map, the well shall be drilled and developed to supply the quantity of water necessary to replenish the storage facility in a 24-hour period.

Notes	
3.	An engineered grading and drainage plan is required to show how additional runoff is being handled and verify compliance with Fresno County Ordinance. Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County right-of-way, and must be retained on-site, as per County standards. Additional drainage shall be held in on-site retention basins and shall not interfere with existing drainage plans for Ashlan Avenue or be directed towards adjacent parcels or canals. Any storm water retention (drainage) facilities greater than 18 inches in depth will require fencing to preclude public access.
4.	Prior to development, any proposed wells shall be constructed, permitted, and tested by the County.
5.	Septic system density shall be limited to one system per two acres. Any new development of less than two acres, or a secondary dwelling may require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning (Department), that the regional characteristics are such that an exception to the septic system density can be accommodated. The Department will refer any analysis to the Regional Water Quality Control Board, Central Valley Regional for their concurrence and input.
6.	Any proposed new or existing Onsite Wastewater Treatment Systems (OWTS) will be subject to the requirements of the Fresno County Local Area Management Program (LAMP).
7.	At such time the subdivider or property owner(s) decide to construct a water well, on any of the proposed lots; the well drilling contractor will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells.
8.	<p>In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately licensed contractor (permits required).</p> <p>Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.</p> <p>It is recommended that the applicant consider having any existing septic tanks pumped and have the tank and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.</p>

Notes	
9.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.
10.	Fresno Irrigation District's (FID) Enterprise (Canal) No. 109 runs westerly, traverses the northerly portion of the subject parcel, and crosses Academy Avenue approximately 2,800 feet northwest of the subject property. Records show that FID owns an exclusive easement to a portion of the subject property recorded February 8, 2011, as Document No. 2011-0020887.
11.	According to the U.S.G.S. Quad Map, Enterprise Canal is near the northerly property line of the subject parcel. Any future improvements constructed near the canal shall be coordinated with the owners of the canal/appropriate agency.
12.	The subject parcel is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary. Written Clearance from FMFCD is required prior to the County issuing a grading permit/voucher for any proposed work. It is the Applicant's responsibility to initiate contact with FMFCD and obtain the required clearance.
13.	For informational purposes, a private pipeline know as the Bacon No. 109, runs southerly along the west side of the subject property, and crosses Ashlan Avenue approximately 400 feet west of the subject property. FID records show that this pipeline is active.
14.	The project will be subject to the school facilities fees charged by the Sanger Unified School District at the time building permits are issued.
15.	A stop sign and limit line shall be provided at the intersection of N. Adair Avenue and E. Ashlan Avenue. Street signs shall also be provided in accordance with the Manual for Uniform Traffic Control Devices (MUTCD) and Fresno County Standards. Green signs shall be provided for Ashlan Avenue, and brown signs for the N. Adair Avenue.
16.	An encroachment permit will be required from the Road Maintenance and Operations Division for any work done within the County Road right-of-way.
17.	A minimum 20 foot by 20-foot corner cutoff is required at the intersection of N. Adair and E. Ashlan Avenue.
18.	According to FEMA, FIRM, Panel 1620H, the proposed subdivision is not located on land subject to flooding from the 100-year storm.

TT 6323

LOCATION MAP

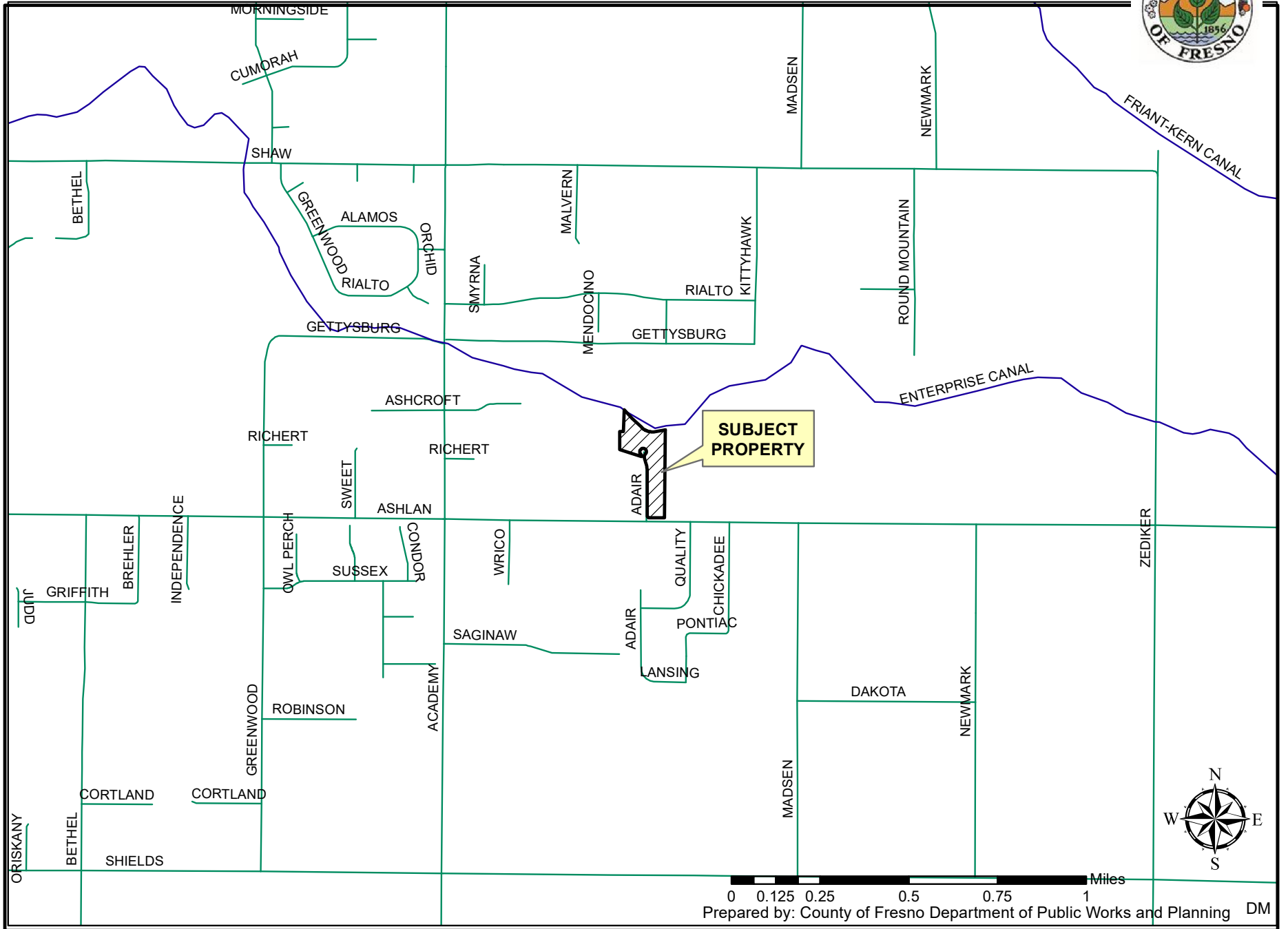
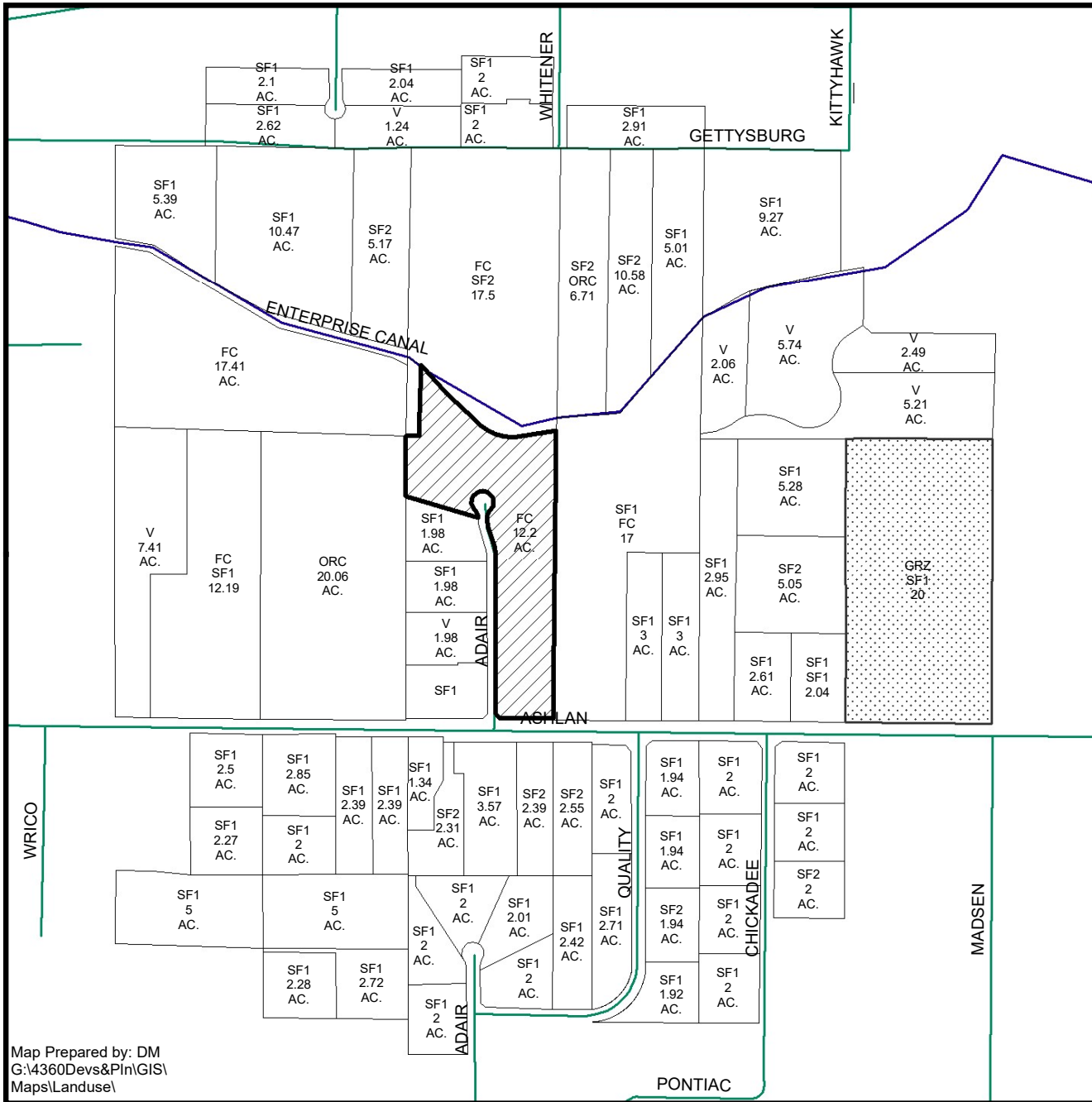


EXHIBIT 2

EXISTING LAND USE MAP

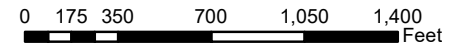
TT 6323



LEGEND	
FC	FIELD CROP
GRZ	GRAZING
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENC
V	VACANT

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Sevices Division

Map Prepared by: DM
G:\4360Devs&Pln\GIS\Maps\Landuse\

EXHIBIT 3

TT 6323
STR 14-13/22

EXISTING ZONING MAP

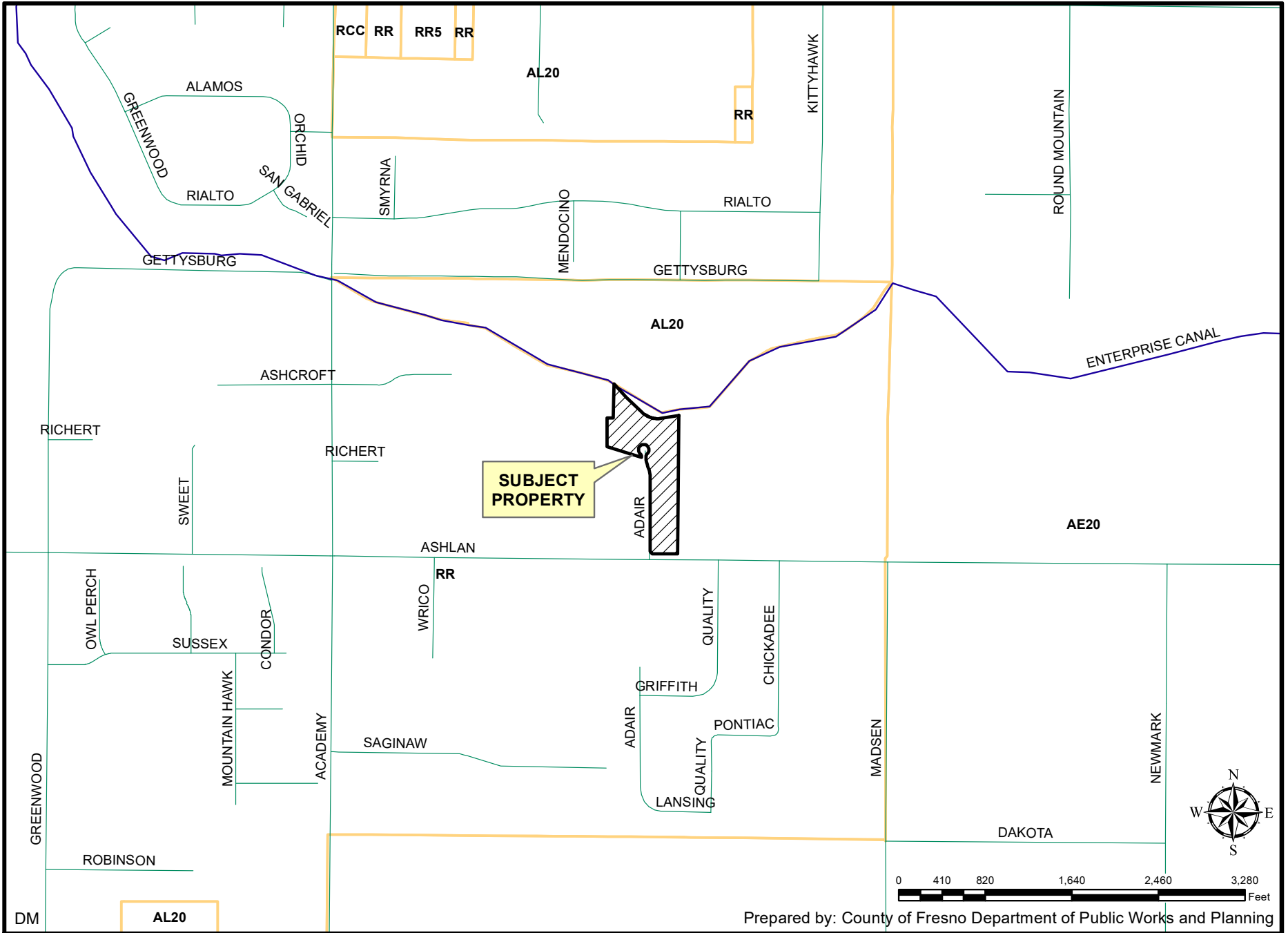
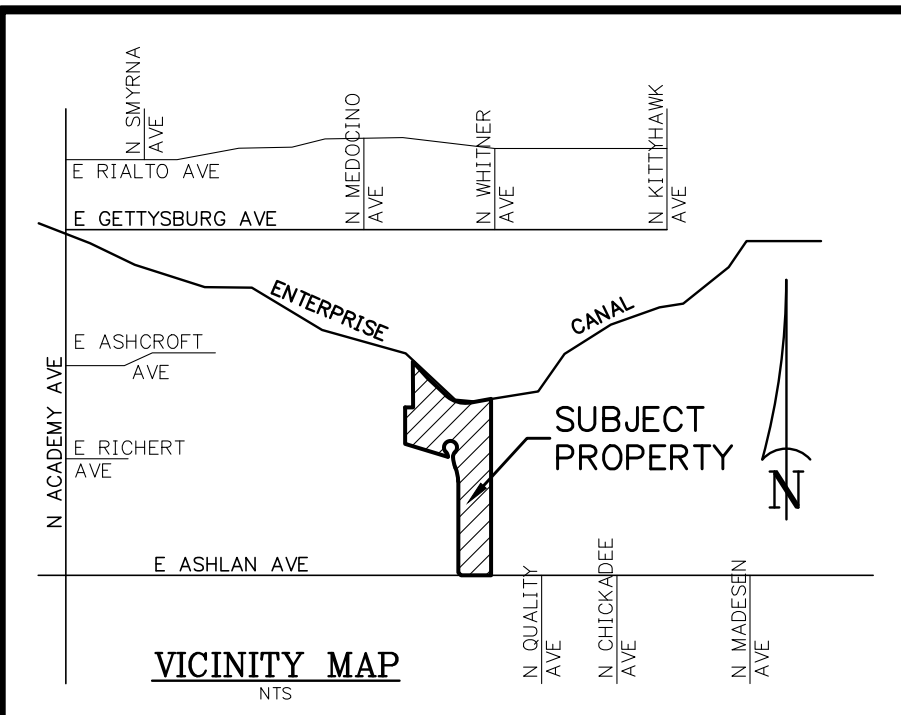
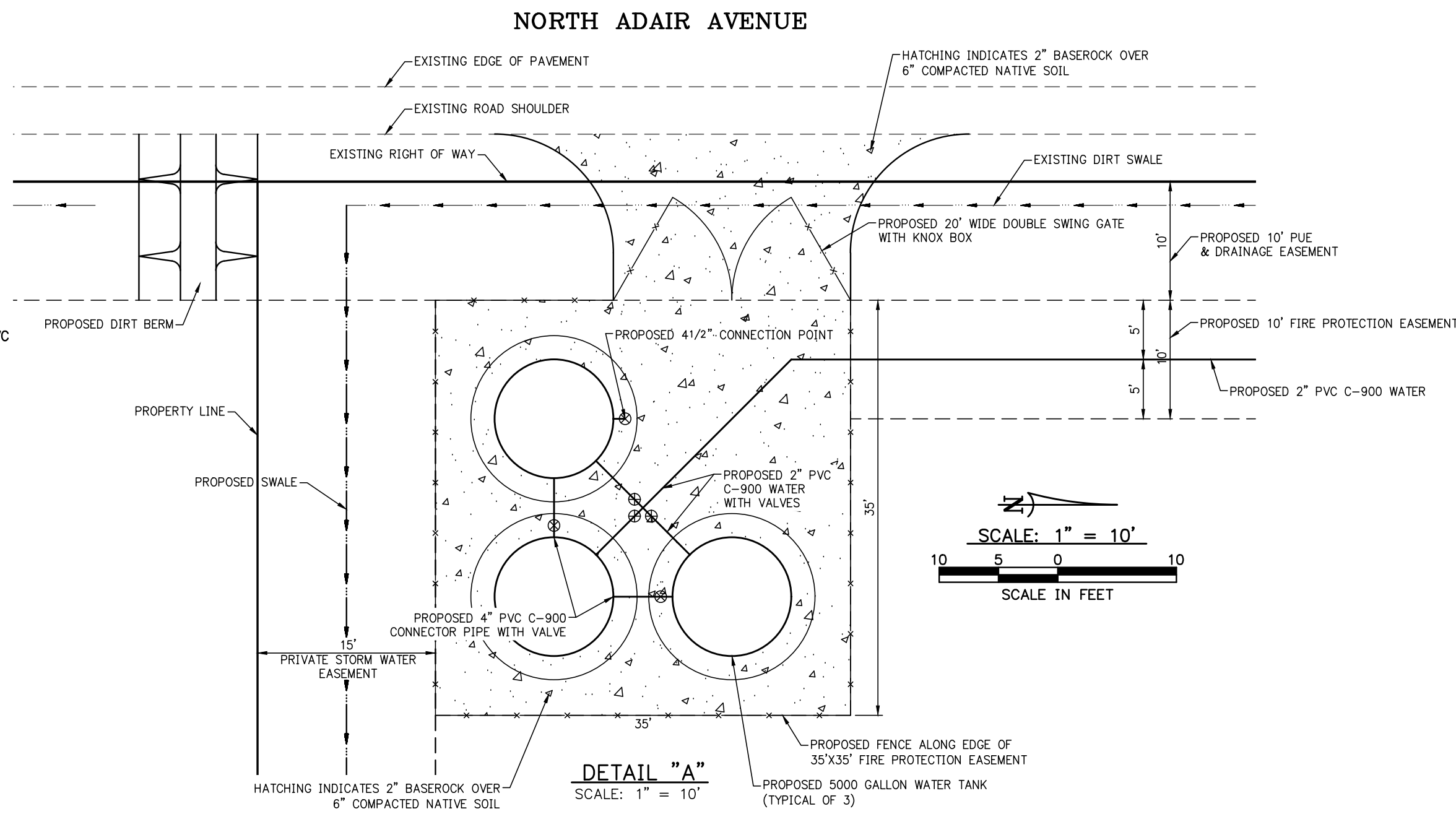
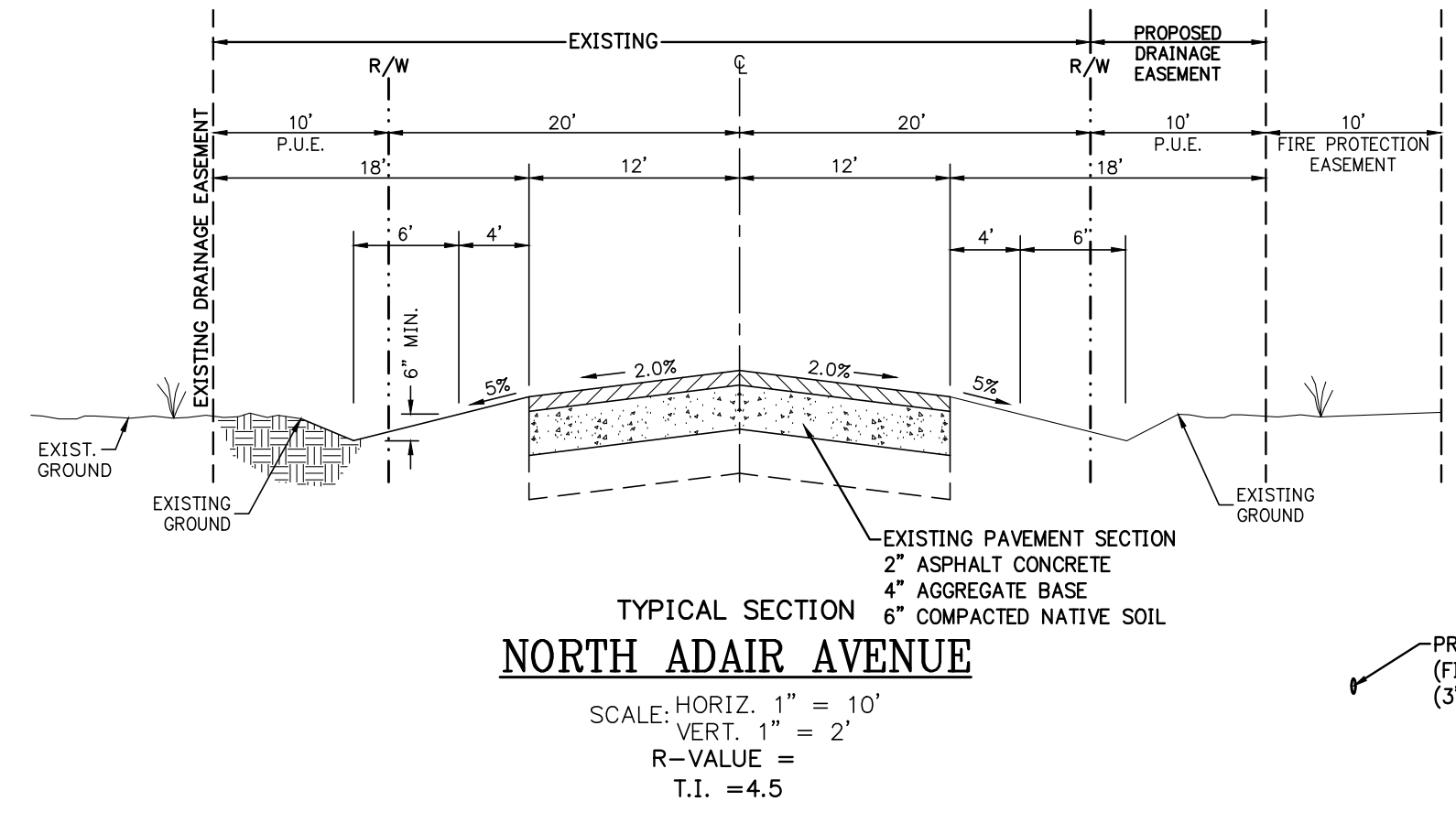


EXHIBIT 4



OWNER
 THE STRAHM FAMILY L.P., A CALIFORNIA LIMITED PARTNERSHIP
 ROD STRAHM
 5100 N 6TH STREET #117
 FRESNO, CA 93710
 (559) 227-9690

PREPARED BY
 R. W. GREENWOOD ASSOCIATES, INC.
 2558 EAST OLIVE AVENUE
 FRESNO, CA 93701
 (559) 268-7831



SUBDIVIDER'S STATEMENT
 Tract No. **6323-R**
 Date **06/28/2022**

To: Fresno County Planning Commission
 Annex "A" and "B" of the Fresno County Plaza
 on the southwest corner of Tuare and "M" Streets

Genetems:
 I hereby apply for approval of the attached Tentative Tract Map.

The acreage of this tract is 12.2 AC. There will be 5 lots in this tract with a minimum lot size of 2.00 acres.

The existing use of this property is VACANT - FARMLAND
 The proposed use of this property is SINGLE FAMILY RURAL RESIDENTIAL
 The existing zoning on this property is RURAL RESIDENTIAL
 The proposed zoning on this property is RURAL RESIDENTIAL
 The existing structures on this property include OVERHEAD ELECTRICAL LINE & IRRIGATION PIPELINES. These structures will REMAIN
 The existing easements on this property include FID ENTERPRISE CANAL & P.G.A.E.

All improvements will conform to County Standards with the following exceptions:
NORTH ADAIR AVENUE AS SHOWN ON THIS SHEET

Type of street trees to be planted are NONE
 The intervals of these trees will be N/A feet.

The proposed drainage, flood control measures and method of storm water disposal is:
FRESNO COUNTY STANDARDS FOR INDIVIDUAL PONDING BASINS

The proposed fire hydrant and water flow will conform to County Standards. Fire hydrants will be installed at intervals of NONE feet.

The proposed source of water supply is PRIVATE WELLS
 The proposed method of sewage disposal is INDIVIDUAL SEPTIC SYSTEMS

The following utilities are to be provided ELECTRICAL & TELEPHONE
 arrangements have not been made with utility companies serving this area.

There is attached hereto a copy of the restrictive covenants to be recorded.
 There is attached hereto sufficient Log of Borings and Percolation tests to permit the Health Department to make a determination regarding lot size and design. (Not applicable when sewers are proposed).

Signature of Subdivider: ROD STRAHM
 Signature of Agent: ROD STRAHM
 Signature of Engineer: W. GREENWOOD ASSOC., INC.

Name: STRAHM FAMILY, LP
 Name: ROD STRAHM
 Name: W. GREENWOOD ASSOC., INC.

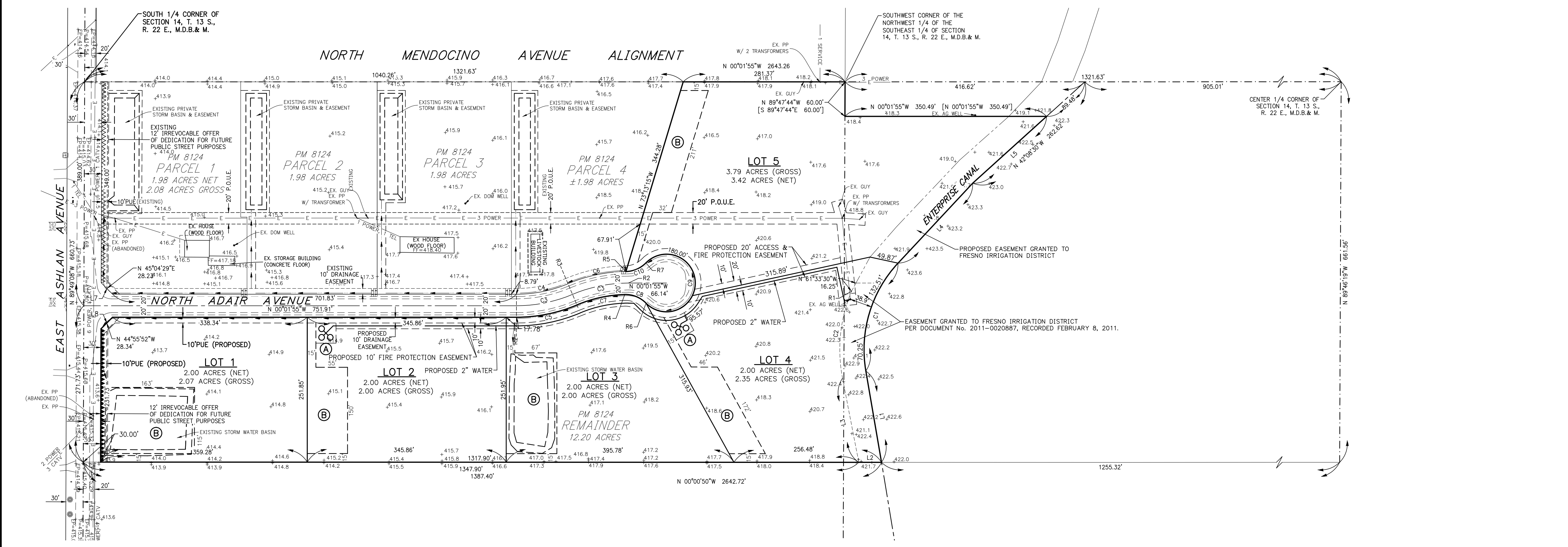
Address: 5100 N. 6TH STREET, #117
 Address: 5100 N. 6TH STREET, #117
 Address: 2558 E. OLIVE AVENUE

City: FRESNO, 93710 Phone: 227-9690 City: FRESNO, 93710 Phone: 227-9690 City: FRESNO, 93710 Phone: 268-7831

OWNER'S CERTIFICATE

I, ROD STRAHM, hereby certify that I (am the record owner of) TRACT NO. 6323, that I have examined the map and consent to its submission to the Fresno County Planning Commission for consideration.

Signature: _____
 Name: ROD STRAHM
 Address: 5100 N. 6TH STREET, #117
 City: FRESNO, 93710 Phone: 227-9690



BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BEAR S 89° 49' 08" E, AS SHOWN ON PARCEL MAP No. 1454, RECORDED IN BOOK 10 OF PARCEL MAPS AT PAGE 9, FRESNO COUNTY RECORDS.

SOURCE OF DATA
 PARCEL MAP No. 8124, RECORDED IN BOOK 73 OF PARCEL MAPS AT PAGES 42 THROUGH 44, FRESNO COUNTY RECORDS.

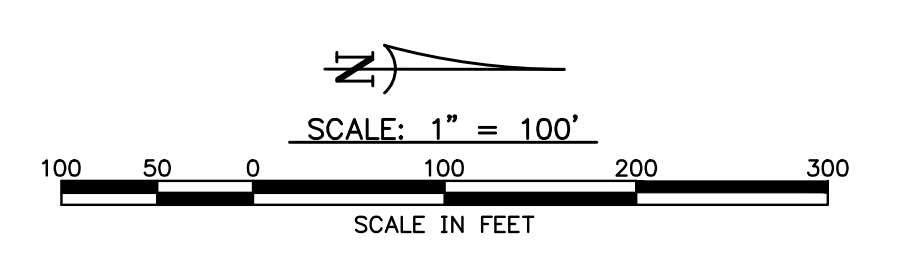
LEGAL DESCRIPTION
 THE REMAINDER PARCEL OF PARCEL MAP No. 8124, RECORDED IN BOOK 73 OF PARCEL MAPS AT PAGES 42 THROUGH 44, FRESNO COUNTY RECORDS.

APN: 308-390-75
 EXISTING ZONING: RR RURAL RESIDENTIAL
 EXISTING LAND USE: VACANT

LEGEND

- (B) INDICATES PROPOSED EASEMENT FOR PRIVATE STORM WATER BASIN.
- PUE INDICATES PUBLIC UTILITY EASEMENT.
- P.O.U.E. INDICATES PUBLIC OVERHEAD UTILITY EASEMENT.
- C1 SEE CURVE TABLE.
- R1 SEE RADIAL TABLE.
- PROPOSED
- EXISTING
- (A) INDICATES PROPOSED FIRE PROTECTION SITE (SEE DETAIL A FOR TYPICAL LAYOUT)

RADIAL TABLE		CURVE TABLE			LINE TABLE			
No.	Bearing	No.	Radius	Delta	Length	No.	Bearing	Length
R1	S 22°43'00"W	C1	220.00'	52°48'18"	202.76'	L1	N 80°12'35"E	181.03'
R2	N 89°58'09"E	C2	262.10'	33°42'22"	154.19'	L2	N 00°00'30"W	39.50'
R3	S 67°02'59"W	C3	250.00'	22°55'06"	100.00'	L3	N 79°00'35"E	148.87'
R4	N 88°18'49"E	C4	230.00'	22°55'06"	92.00'	L4	N 46°59'08"W	190.07'
R5	S 89°01'00"W	C5	270.00'	22°55'06"	108.00'	L5	N 42°08'30"W	173.14'
R6	S 44°31'09"W	C6	270.00'	21°58'01"	103.52'			
R7	N 44°21'35"E	C7	230.00'	21°15'50"	85.36'			
		C8	50.00'	47°10'02"	41.16'			
		C9	50.00'	27°10'16"	236.60'			
		C10	50.00'	44°39'25"	38.97'			



TENTATIVE SUBDIVISION MAP No. 6323
 CONSISTING OF ONE SHEET

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR
ROD STRAHM

PREPARED BY
R. W. Greenwood Associates, Inc.
 CIVIL ENGINEERING — LAND SURVEYING
 PLANNING — LANDSCAPE ARCHITECTURE

REV. 10/26/2022 PWL
 REV. 06/28/2022 PWL
 REV. 06/17/2022 PWL
 REV. 05/03/2022 PWL
 PLOT VIEW PLOT TSM
 AUTOCAD ID: 17034.DWG
 REF: D-06178

Date: APRIL 6, 2020
 Job No. B-17034
 Drawn By: PWL
 Drawing No. -E

2558 E. Olive Ave. Fresno, California 93701 Tel. (559) 268-7831



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: NO 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 substantial adverse impacts to scenic roadways will occur.

- 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. New residential development would presumably add new sources of light in the area, however, they are not anticipated to result in substantial impacts from light or glare.

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 status species, riparian habitat or sensitive natural community. The Initial Study was reviewed by the California Department of Fish and Wildlife which provided comments indicated that the project site may contain suitable habitat for special status nesting birds, and suggested that a biological habitat assessment be conducted on the site. A biological resource evaluation was prepared for the project by Colibri Ecological Consulting, dated April 2023. The biological resource evaluation determined that both the state species of special concern, Burrowing Owl and the state threatened Swainson's Hawk could occur on the site due to the presence of potential nesting habitat. However, neither the Swainson's Hawk or Burrowing Owl were present on the site, nor signs of their presence, such as use of small burrows located on the site or in the survey area. As such, it was determined the potential for either species to occur on the site is low. Therefore, the project would have a less than significant impact on special status species resulting from habitat modification, nor would it have a substantial adverse effect on riparian habitat or sensitive natural communities, as none were identified on the site.

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

FINDING: 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:

No cultural or historical resources were identified on the subject property or in the vicinity, by any reviewing agencies, including local tribal governments who were notified of the project under the provisions of AB52. Additionally, the property is in an area which has substantial residential development, and not in an area of archaeological sensitivity.

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 associated with future residential development 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 CO₂ equivalent; whereas, it was estimated that the project would generate approximately 487 metric tons of CO₂e. 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.

The project site has historically been involved in agricultural production, as such there is the potential for commonly used agricultural chemicals to be present in the soil on site, however, any proposed development associated with the proposed tract map will be done on an individual lot basis, and it is not anticipated that such development would result in the release of hazardous materials into the environment, creating a significant hazard to the public. A Phase I Environmental Site Assessment was prepared for the project by Technicon Engineering Services, Inc. dated May 5, 2023. The Site Assessment found no evidence of existing or former underground storage tanks, drums, hazardous substances or petroleum products in containers, stained or corroded soil, asbestos containing building materials, pavement or flooring, no stressed vegetation, no drains or sumps or strong odors. There was one trailer mounted above ground storage tank (AST) present on the site, along with some diesel-powered grading equipment. In summary, although there is evidence of the subject property being historically involved in agricultural use, no evidence of contamination was noted during the site assessment. Therefore, the proposed subdivision will not create adverse impacts to the environment or a significant hazard to the public through release of hazardous materials.

- 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 site 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

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?

B.

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 10th 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 N. Adair Avenue’s connection to Ashlan Avenue; therefore, the project is not anticipated to result the creation of a dangerous intersection. 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 Agriculture and Forestry Resources, Cultural Resources, Energy, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

Potential impacts related to Aesthetics, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, 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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