



County of Fresno

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

July 5, 2017

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Negative Declaration for Initial Study
Application No. 7160 (Ceres Management Group)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Negative Declaration
3. Fifteen (15) hard copies of Initial Study checklist/Evaluation of Environmental Impacts, Draft Negative Declaration (ND), and Project Routing.
4. One (1) electronic copy (CD) of all of the above.

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to eahmad@co.fresno.ca.us

Sincerely,

Ejaz Ahmad, planner
Development services division

EA:
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Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study Application No. 7160 (Ceres Management Group)

Lead Agency: County of Fresno
Mailing Address: 2220 Tulare Street, Suite A
City: Fresno Zip: 93721
Contact Person: Ejaz Ahmad
Phone: 559-600-4204
County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Reedley
Cross Streets: Northeast corner of E. South Avenue and S. Alta Avenue, near City of Reedley Zip Code:
Longitude/Latitude (degrees, minutes and seconds):
Assessor's Parcel No.: 373-070-50, 87S Section: 17 Twp.: 15 Range: 24E Base: MDBM
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[X] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: Variance/WAC

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [X] Other: Agriculture/residential

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Residence and Farm/AE-20 (Exclusive Agricultural, 20-acre minimum Parcel Size)/Agriculture

Project Description: (please use a separate page if necessary)

Allow the creation of a 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross; remaining 17.36-acre parcel to be combined with a 39.49-acre parcel) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of E. South Avenue and S. Alta Avenue, approximately two miles east of the nearest city limits of the City of Reedley (22212 E. South Avenue, Reedley, CA) (SUP. DIST. 4) (APN 373-070-50, 87S).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U.S. Fish & Wildlife</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 7, 2017 Ending Date August 7, 2017

Lead Agency (Complete if applicable):

Consulting Firm: <u>Fresno County</u>	Applicant: <u>Ceres Management Group (c/o Dirk Poeschel)</u>
Address: <u>2220 Tulare Street, Suite A</u>	Address: <u>400 Seventh Street</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Manhattan Beach, CA 90266</u>
Contact: <u>Ejaz Ahmad</u>	Phone: <u>559-445-0374</u>
Phone: <u>559-600-4204</u>	

Signature of Lead Agency Representative:  Date: 06-05-2017

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # _____
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- Pesticide regulation, Dept. of
- U.S. Fish & Wildlife Service

Public Review Period (to be filled in by lead agency)

Starting Date: July 7, 2016

Ending Date: August 7, 2017

Signature 

Date 06/05/2017

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone:(559) 600-4204

Applicant: Ceres Management Group c/o Dirk Poeschel
 Address: 400 Seventh Street
 City/State/Zip Manhattan Beach, CA 90266
 Phone: (559) 445-0374

For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____
 Notes:



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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR**FILED**
JUL 06 2017 9:33am

FRESNO COUNTY CLERK

Crystal S. Bakrak
DEPUTY

For County Clerk's Stamp

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7160 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7160 and **VARIANCE APPLICATION NO. 3998** filed by **CERES MANAGEMENT GROUP** to allow the creation of a 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross; remaining 17.36-acre parcel to be combined with a 39.49-acre parcel) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of E. South Avenue and S. Alta Avenue, approximately two miles east of the nearest city limits of the City of Reedley (22212 E. South Avenue, Reedley, CA) (SUP. DIST. 4) (APN 373-070-50, 87S). Adopt the Negative Declaration prepared for Initial Study Application No. 7160 and take action on Variance Application No. 3998 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7160 and the draft Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Negative Declaration from July 7, 2017 through August 7, 2017.

Email written comments to eahmad@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7160 and the draft Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/viewdocument.aspx?id=73451. An electronic copy of the draft Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

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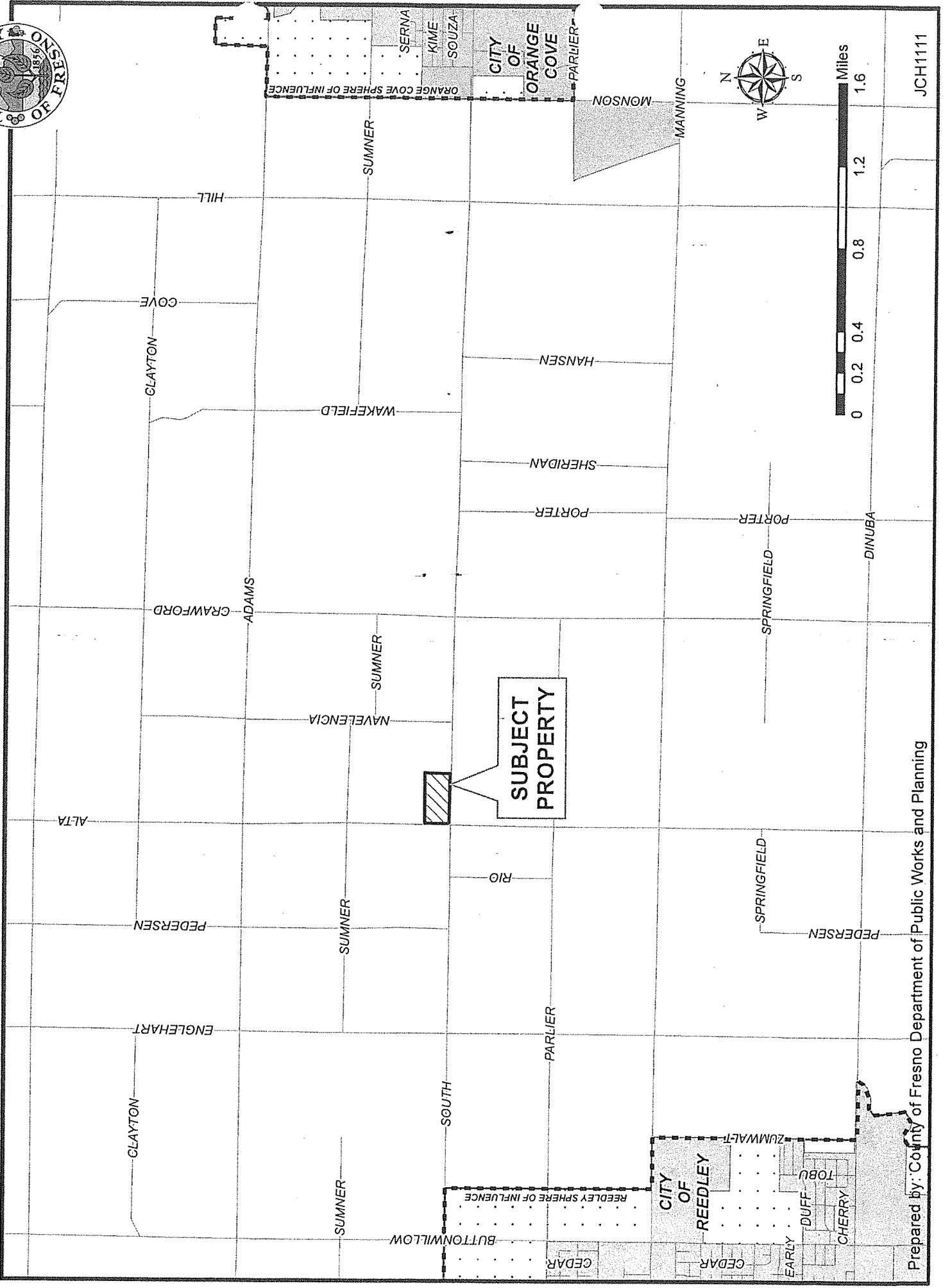
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on August 10, 2017, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Negative Declaration.

For questions please call Ejaz Ahmad at (559) 600-4204.

Published: July 7, 2017

LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study No. 7160 and Variance Application No. 3998
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The subject parcel is located on the northeast corner of E. South Avenue and S. Alta Avenue, approximately two miles east of the nearest city limits of the City of Reedley (22212 E. South Avenue, Reedley, CA) (SUP. DIST. 4) (APN 373-070-50 & 87S).
- 5. Project Applicant's name and address:**
Ceres Management Group
400 Seventh Street
Manhattan Beach, CA 90266
- 6. General Plan designation:**
Agriculture
- 7. Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the creation of a 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross; remaining 17.36-acre parcel to be combined with a 39.49-acre parcel) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The subject parcel is located in an area of agricultural uses. Abutting parcels in the north, east and west are planted in orchard and developed with single-family dwellings with related improvements, and the parcel to the south is developed with a poultry facility and a single-family residence.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|-------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gas Emissions |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

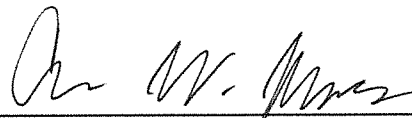
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:



Ejaz Ahmad, Planner

REVIEWED BY:



Chris Motta, Principal Planner

Date: 07/03/2017

Date: 7/5/2017

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7160 and
Variance Application No. 3998)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

- 2 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?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 2 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 2 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Would the project:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 1 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 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?
- 1 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?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 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?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 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?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 1 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 2 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 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?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems?

where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 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?
- 1 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 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?
- 1 e) Result in a safety hazard for people residing or working in the project area 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?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements?
- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?
- 1 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
- 1 e) 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?

- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Cause inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

XI. MINERAL RESOURCES

Would the project:

- 1 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?
- 1 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?

XII. NOISE

Would the project:

- 1 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 1 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 1 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, 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?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

XIII. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial 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)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES

Would the project:

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 public services:

- 1 a) Fire protection?
- 1 b) Police protection?
- 1 c) Schools?
- 1 d) Parks?
- 1 e) Other public facilities?

XV. RECREATION

Would the project:

- 2 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?
- 2 b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- 1 b) Conflict with an applicable Congestion Management Program including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document, Final EIR, General Plan Background Report
Fresno County Zoning Ordinance
Important Farmland 2014 Map, State Department of Conservation

EA
G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\3900-3999\3998\IS-CEQA\VA3998 IS checklist.doc

- 1 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 1 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) 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?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 1 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.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Ceres Management Group
- APPLICATION NOS.: Initial Study Application No. 7160 and Variance Application No. 3998
- DESCRIPTION: Allow the creation of a 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross; remaining 17.36-acre parcel to be combined with a 39.49-acre parcel) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- LOCATION: The subject parcel is located on the northeast corner of E. South Avenue and S. Alta Avenue, approximately two miles east of the nearest city limits of the City of Reedley (22212 E. South Avenue, Reedley, CA) (SUP. DIST. 4) (APN 373-070-50 & 87S).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings; or
- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: NO IMPACT:

The proposal entails a request to allow the creation of a 1.5-acre parcel and a 17.36-acre parcel from an existing 18.86-acre parcel (20-acre gross) in the AE-20 Zone District where a minimum of 20 acres is required. There are no development or physical changes associated with the approval of this application or the subsequent mapping application that it authorizes. Existing improvements on the property include a 1,950 square-foot single-family residence with a well

and a septic system and an orange orchard. The property is located in an agricultural area with scattered residential development. Abutting parcels in the north, east and west are planted in orchard and developed with single-family dwellings, and the parcel to the south is developed with a poultry facility and a single-family residence. The project site is not adjacent to a scenic highway.

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is not located on forest land, is classified as Farmland of Statewide Importance on the Fresno County Important Farmland Map (2014), and is currently restricted by Agricultural Land Conservation Contract (Williamson Act Contract) No. 3726.

Pursuant to Fresno County Williamson Act Guidelines, proposed parcels located on land classified as Prime Farmland are required to be a minimum of 20 acres in size to be eligible. In this case, an application for partial cancellation of Williamson Act Contract No. 3726 for the proposed 1.5-acre parcel has been filed by the Applicant. The Agricultural Land Conservation Committee heard the request for cancellation during its May 3, 2017 Meeting and recommended approval to the Fresno County Board of Supervisors. If approved by the Planning Commission, implementation of the proposed Variance will be contingent upon approval of the partial cancellation of Williamson Act Contract No. 3726 by the Board of Supervisors, which would occur after final action on this Variance request.

The proposed 1.5-acre parcel will contain an existing single-family residence and would not be sustainable for agricultural cultivation. The remaining 17.36-acre parcel will continue to be farmed as fruit orchard under Contract No. 3726.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations; or
- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

The baseline emissions for this site are based on the existing use as a residence, and cultivation of an orange orchard. Approval of this Variance will allow new parcel lines to be created around the homesite and the orchard. Since the only change is the legal status of the project site, there will be no change to the use and therefore no impacts to any Air Quality Plan or air quality standard violation.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

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

FINDING: NO IMPACT:

The subject property is located in an agricultural area and has been previously disturbed, as said property has been historically utilized for agricultural cultivation. Additionally, neighboring properties have been historically utilized for agricultural cultivation and, therefore, are unlikely to provide habitat for special status-species. There is no new development proposed as part of this application. The Variance and subsequent mapping application will allow the creation of a new parcel and change the current configuration of property lines. This change will have no physical impact on the parcel.

The California Natural Diversity Database (CNDDDB) shows nonexistence of any sensitive or special-status species near the project site. However, accidental discovery of any species in the vicinity will not be impacted by this proposal in that no new development is proposed as part of this application. The Variance and subsequent mapping application will allow the creation of a new parcel and change the current configuration of property lines. This change will have no physical impact on the parcel.

No impacts were identified in regard to: 1) Any candidate, sensitive, or special-status species; 2) Any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3) Federally-protected wetlands as defined by Section 404 of the Clean Water Act; or 4) The movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impediment of the use of native wildlife nursery sites. This proposal will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

Approval of this Variance request would result in an existing single-family residence with related improvements being located on a 1.5-acre parcel and the existing orange orchard being located on a 17.36-acre parcel. The subject property is not located in an area designated to be highly- or moderately-sensitive to archeological resources and no new development is proposed. No impacts are expected on cultural resources.

No concerns related to this proposal were expressed by the Santa Rosa Rancheria Tribe or the Table Mountain Rancheria.

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction; or
4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not located within a fault zone. As such, it will not create a substantial risk or expose people or structures to earthquake rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides.

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning: 1) a Grading Permit or Voucher shall be required for any grading proposed with this application; and 2) any additional runoff generated by the proposed development shall be retained or disposed of per County Standards. These requirements will be included as Project Notes and implemented on any future development on the property

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The project is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known expansive soils.

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

FINDING: NO IMPACT:

According to the Environmental Health Division of the Fresno County Department of Public Health, the proposed parcel can accommodate the existing septic system and expansion areas, meeting the mandatory setback requirements as established in the California Plumbing Code and California Well Standards Ordinance. Further, no building permit records are available for the existing septic systems. As such, It is recommended that the Applicant consider having the existing septic tank pumped, and have the tank and drain field(s) evaluated by an appropriately-licensed contractor if they have 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(s). This recommendation will be included as a Project Note.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: NO IMPACT:

Since there is no development proposed as part of this application, there will be no change to the baseline greenhouse gas emissions generated by the site. The project will not be in conflict with any plan, policy, or regulation that was adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or

- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

No hazardous material impacts were identified in the analysis of this Variance request. Further, no new development is proposed with this Variance request. The nearest school, Sheridan Elementary School, in the city of Orange Cove is approximately four miles to the east of the subject proposal.

- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

The project is not located on a hazardous materials site and has historically been engaged in agricultural production. No concerns related to the site were expressed by the Fresno County Department of Public Health, Environmental Health Division.

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The nearest airport, Reedley Municipal Airport, is approximately 4.4 miles to the northwest of the project site. There is no new land use or development proposed as part of this application that would increase the risk to people working or residing within the project area.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

No new development is proposed with this project and the revision of parcel lines will not cause interference with an Emergency Response Plan or Emergency

Evacuation Plan. The subject parcel is in an area of agricultural uses and not within or adjacent to a wildland fire area.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

There is no new development proposed with this Variance application. If approved, the existing 18.86-acre parcel (20 acres gross) will be divided into a 1.5-acre parcel and a 17.36-acre parcel. This will allow the property owner to develop a residence on the 17.36-acre parcel currently planted in orange orchard. However, this potential increase to residential density will not deplete groundwater supplies as the property is not located in a water-short area of Fresno County and will not violate water quality standards.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: NO IMPACT:

According to the USGS Quad Maps, Willow Creek traverses the subject property. However, the property has been improved with a single-family residence with orange orchard. No new development is proposed by this application and no change will occur to the current use of the property.

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

There is no development proposed as part of this application and there will be no additional runoff generated by this site. The project will not degrade water quality. Any additional runoff generated by possible future development cannot be

drained across property lines or into County right-of-way and must be retained on site per County Standards. This mandatory requirement will be included as a Project Note for future development.

- G. Would the project place housing within a 100-year floodplain; or
- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows; or
- I. Would the project expose persons or structures to levee or dam failure?

FINDING: NO IMPACT:

No housing or other structures are proposed as part of this application. According to FEMA FIRM Panel 2685, the subject parcel is not subject to the flooding from the one-percent (1%) chance rain.

- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

This project will not cause inundation by seiche, tsunami, or mudflow. There is no development proposed with this project.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The project will not divide an established community. The area of impacts for this project is limited to the property lines of the 18.86-acre parcel. The nearest community, the City of Reedley, is approximately two miles west of the subject property.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Agriculture in the Fresno County General Plan, and is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size).

According to Policy LU-A.6 of the General Plan, the County shall maintain 20 acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10, and LU-A.11. The County may require parcel sizes larger than 20 acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.

With regard to General Plan Policy LU-A.6, the subject proposal is not consistent with General Plan Policy LU-A.9, as said Policy only allows the creation of one homesite parcel smaller than 20 acres from an existing 20-acre (gross) or larger parcel, and the subject Variance request proposes to allow creation of a 1.5 -acre parcel and a 17.36-acre parcel.

According to Policy LU-A.7 of the General Plan, the County shall generally deny requests to create parcels less than the minimum size specified in Policy LU-A.6 based on concerns that these parcels are less viable economic farming units, and that the resultant increase in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels.

In the case of this application, the proposed 1.5-acre homesite parcel is currently improved with a single family residence and the proposed 17.36-acre parcel is planted in orange orchard. This parcel will continue to remain as orchard if this Variance request is approved and will be merged with the adjacent 39.49-acre parcel through a property line adjustment to become a 56.85-acre farming parcel. This increase in parcel size due to the merger will allow the remainder parcel be consistent with Policy LU-A.6 and LU-A.7.

According to Policy PF-C.17 of the General Plan, 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: A) determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question; B) determination of the impact that use of the proposed water supply will have on other water users in Fresno County; and C) determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability.

With regard to General Plan Policy PF-C.17, this proposal was reviewed by the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning, which did not identify any concerns related to the Variance request. Further, the subject property is not located in a designated water-short area and there is no proposed increase of water use on the property.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with any Habitat Conservation or Natural Community Conservation Plans.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or

- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

The project site is not located in an area of locally-important mineral resources recovery, according to Figure 7-7 of the Fresno County General Plan Background Report (FCGPBR).

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: NO IMPACT:

There is no development associated with this application. Approval will not allow a new use on the property which would generate additional noise levels, nor would the approval result in an increase of density in an area which is subject to severe noise levels. Land uses on properties in the area, including the subject property, are agricultural in nature. While such activities may produce temporary increases to the ambient noise levels, the parcel is designated for agricultural use and there is no increase to the baseline noise produced by the current cultivation of oranges.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The subject parcel is not located near a Federal Aviation Administration (FAA)-mapped Noise Contour zone. Review of aerial photos indicates that there are no private airstrips near the parcel.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

This application does not have the potential to induce substantial population growth. There is no displacement of existing housing or people. The scope of the project is limited to allow the processing of a mapping procedure to separate the existing single-family residence from the attached orchard.

XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:

- 1. Fire protection?

FINDING: NO IMPACT:

The Fresno County Fire Protection District reviewed the proposal and expressed no concerns related to fire except that any future development on the property shall require property annexation to Community Facilities District No. 2010-1 of the Fresno County Fire Protection District and the development shall be in accordance with the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. These requirements will be included as Project Note.

- 2. Police protection; or

- 3. Schools; or

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

No impacts on the provision of other services were identified in the analysis of this Variance request.

XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Approval of this application will allow an additional residence to be built on the 17.36-acre parcel, currently planted in orange orchard. One additional residence in this area would not require the expansion of any neighborhood and regional parks. The scope of this application does not include the addition of a residence.

XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures; or
- C. Would the project result in a change in air traffic patterns; or
- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access; or
- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The existing single-family residence currently has access to the public road (South Avenue) through a driveway.

The Road Maintenance and Operations Division (RMO) of the Fresno County Department of Public Works and Planning reviewed this proposal and stated that the existing drive approach that serves the residence off South Avenue is composed of a road mix material. Any improvements constructed for this drive approach within the County road right-of-way shall require an encroachment permit from RMO. This requirement will be included as a Project Note.

The Design Division of the Fresno County Department of Public Works and Planning, also reviewed the proposal and expressed no concerns related to traffic or required a Traffic Impact Study (TIS). Additionally, the project will not result in a change in air traffic patterns.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities; or
- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

There are no changes to the existing land uses on the parcel. Approval of this application will allow the processing of a mapping procedure to separate the residential use from the agricultural use. There is no increase in the amount of solid waste, liquid waste, or water usage.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

There is no ground-disturbing activity proposed as part of this application. No new development will be constructed. No impacts to habitat or fish and wildlife species were identified. Likewise, no impacts were identified on cultural resources related to California prehistory.

- B. Does the project have impacts that are individually limited, but cumulatively considerable; or
- C. Does the project have environmental impacts that will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

The project does not have any impacts that are cumulatively considerable, nor will it cause substantial adverse effects on human beings. There is no development or use associated with the approval of this application. Approval would allow a mapping procedure to create a homesite parcel around the existing single-family residence and isolate it from the existing orchard on the parcel.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Variance Application No. 3998, 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, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Transportation/Traffic, and Utilities and Service Systems. Potential impacts related to Agricultural and Forestry Resources, Geology and Soils, Land Use and Planning, and Recreation 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.

EA:
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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7160	LOCAL AGENCY PROPOSED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Ceres Management Group	Project Title: Variance Application No. 3998		
Project Description: Allow the creation of a 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross; remaining 17.36-acre parcel to be combined with a 39.49-acre parcel) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of E. South Avenue and S. Alta Avenue, approximately two miles east of the nearest city limits of the City of Reedley (22212 E. South Avenue, Reedley, CA) (SUP. DIST. 4) (APN 373-070-50, 87S).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7160) prepared for Variance Application No. 3998, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Transportation/Traffic, and Utilities and Service Systems. Potential impacts related to Agricultural and Forestry Resources, Geology and Soils, Land Use and Planning, and Recreation have been determined to be less than significant. The Initial Study and ND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – July 7, 2017		Review Date Deadline: August 7, 2017	
Date: July 5, 2017	Type or Print Name: Chris Motta, Principal Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: June 24, 2016

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resources, Attn: Augustine Ramirez
Development Services, Zoning & Permit Review/Site Plan Review, Attn: Tom Navarro
Development Services, Building & Safety/Plan Check, Attn: Jeff Janes
Development Engineering, Attn: Augustine Ramirez, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Janet Gardner
Table Mountain Rancheria, Attn: Robert Pennell
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn:
PIC Supervisor
Alta Irrigation District, Attn: Chris Kapheim
Fresno County Fire Protection District, Attn: Eric Watkins, Battalion Chief

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Variance Application No. 3998 ; *Initial Study (IS) Application NO: 7160*

APPLICANT: Ceres Management Group

DUE DATE: July 8, 2016

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow creation of a 1.5-acre parcel from an existing 18.86-acre parcel (20-acre gross) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by July 8, 2016. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\3900-3999\3998\ROUTING\VA3998 Routing Ltr.doc

Activity Code (Internal Review): 2377

Enclosures



Fresno County Department of Public Works and Planning

Date accepted: 06/15/16

VA 3998 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Variance to create a 1.5 +/- acre parcel in the AE-20 zone. Remove said parcel from the Williamson Act.

CEQA DOCUMENTATION: Initial Study [] PER [x] N/A []

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: North side of E. South Ave between S. Alta and S. Navelencia Aves. Street address:

APN: 373-070-50/87 Parcel size: 18.88 + 39.49 Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Dirk Paeschel (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type) Ceres Management Group 400 Seventh St Manhattan Beach Ca. Address City Zip Phone 90266

Applicant (Print or Type) same as above. Address City Zip Phone # 445-0374

Representative (Print or Type) Dirk Paeschel Land Development Services Inc. Address City Zip Phone 923 Van Ness #200 Fresno Ca. 93721 445-0374

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: VA 3998 Fee: \$ 6,049.00
Application Type / No.: Pre-app. Credit Fee: \$ - 247.00
PER/Initial Study No.: PER 7160 Fee: \$ 259.00
Ag Department Review: Fee: \$ 34.00
Health Department Review: Fee: \$ 369.00
Received By: EJA Invoice No.: TOTAL: \$ 6,460.00

UTILITIES AVAILABLE:

WATER: Yes [] / No []
Agency:
SEWER: Yes [] / No []
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): NONE
Zone District: AE-20
Parcel Size: 39.49 ACRES & 18.86 ACRES
Sect-Twp/Rg: - T - S/R - E
APN # - - -
APN # - - -
APN # - - -
APN # - - -



Development Michael Sutherland + Associates, Inc.
 Services 36691 Avenue 12
 Division Madera, Ca. 93636 Department of Public Works and Planning

NUMBER: 38567
 APPLICANT: Michael Sutherland
 PHONE: 447-5815

PROPERTY LOCATION: 22212 E. South Ave. → 3726 + 3728
 APN: 373 - 070 - 50 + B7s ALCC: No Yes# 1 VIOLATION NO. ---
 CNEL: No Yes (level) LOW WATER: No Yes --- WITHIN 1/4 MILE OF CITY: No Yes ---
 ZONE DISTRICT: AE-20; SRA: No Yes --- HOMESITE DECLARATION REQ'D.: No Yes ---
 LOT STATUS:

Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
 Merger: May be subject to merger: No Yes --- ZM# --- Initiated --- In process ---
 Map Act: () Lot of Rec. Map; () On '72 rolls; Other PLA 12-10; () Deeds Req'd (see Form #236)

SCHOOL FEES: No --- Yes DISTRICT: Kings Canyon Unified PERMIT JACKET: No --- Yes
 FMFCD FEE AREA: Outside () District No: --- FLOOD PRONE: No Yes ---

PROPOSAL A Variance to reduce a conforming parcel of 20.35 acres to approximately 17.02 acre home-site + if variance is approved a PLA to add balance of the parcel to adjoining 39.49 acre parcel.

COMMENTS: * Also, Variance to waive Public Rd. Frontage for parcels under 5 acre.
 ORD. SECTION(S): 816.5-A BY: Joe Bruzee DATE: 12-12-14

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE () GPA: ---
 COMMUNITY PLAN: --- () JAA: ---
 REGIONAL PLAN: --- () CUP: ---
 SPECIFIC PLAN: --- () DRA: ---
 SPECIAL POLICIES: --- () VA: \$16,044 () IS/PER: \$2529.00
 SPHERE OF INFLUENCE: --- () AT: --- () Viol. (35%): ---
 ANNEX REFERRAL (LU-G17/MOU): --- () TT: --- () Other: ---

PROCEDURES AND FEES:

Filing Fee: \$ 61,707.00
 Pre-Application Fee: -\$247.00
 Total County Filing Fee: \$61,460.00

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- () Letter Verifying Deed Review
- () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 12 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Floor Plan & Elevations - 8 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of ---

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing
 (Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25)
 (Separate check to Fresno County Clerk for pass-thru to DFW.
 Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] Referral Letter # ---
ETAZ
AHMAD DATE: 12/19/14
 PHONE NUMBER: (559) 600-4204

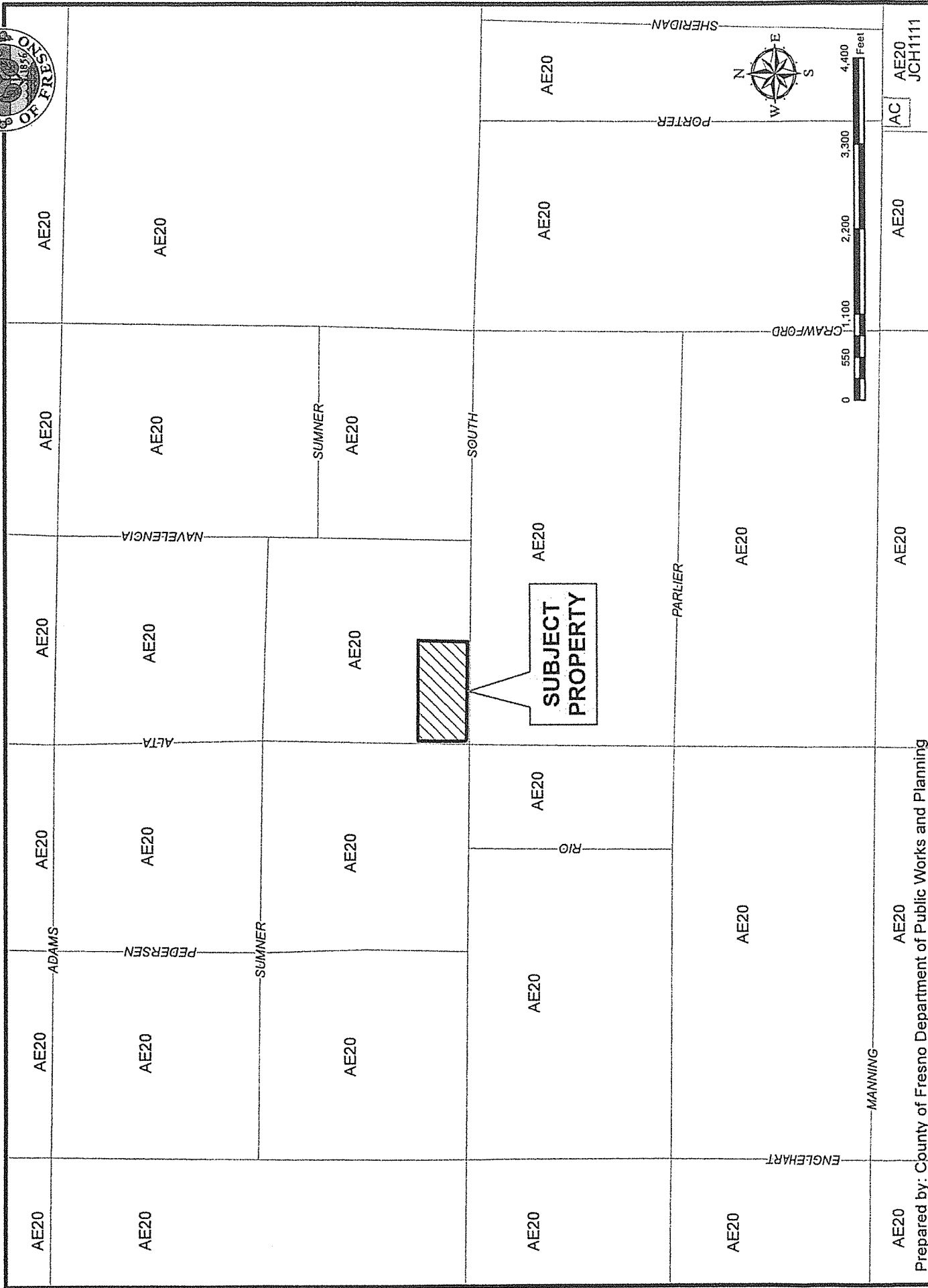
PLU # 113 Fee: \$247.00
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- () COVENANT
 - MAP CERTIFICATE
 - PARCEL MAP
 - () FINAL MAP
 - () FMFCD FEES
 - () ALUC or ALCC
 - () SITE PLAN REVIEW
 - () BUILDING PLANS
 - () BUILDING PERMITS
 - () WASTE FACILITIES PERMIT
 - () SCHOOL FEES
 - () OTHER (see reverse side)

VA 3998

STR 17 - 15/24

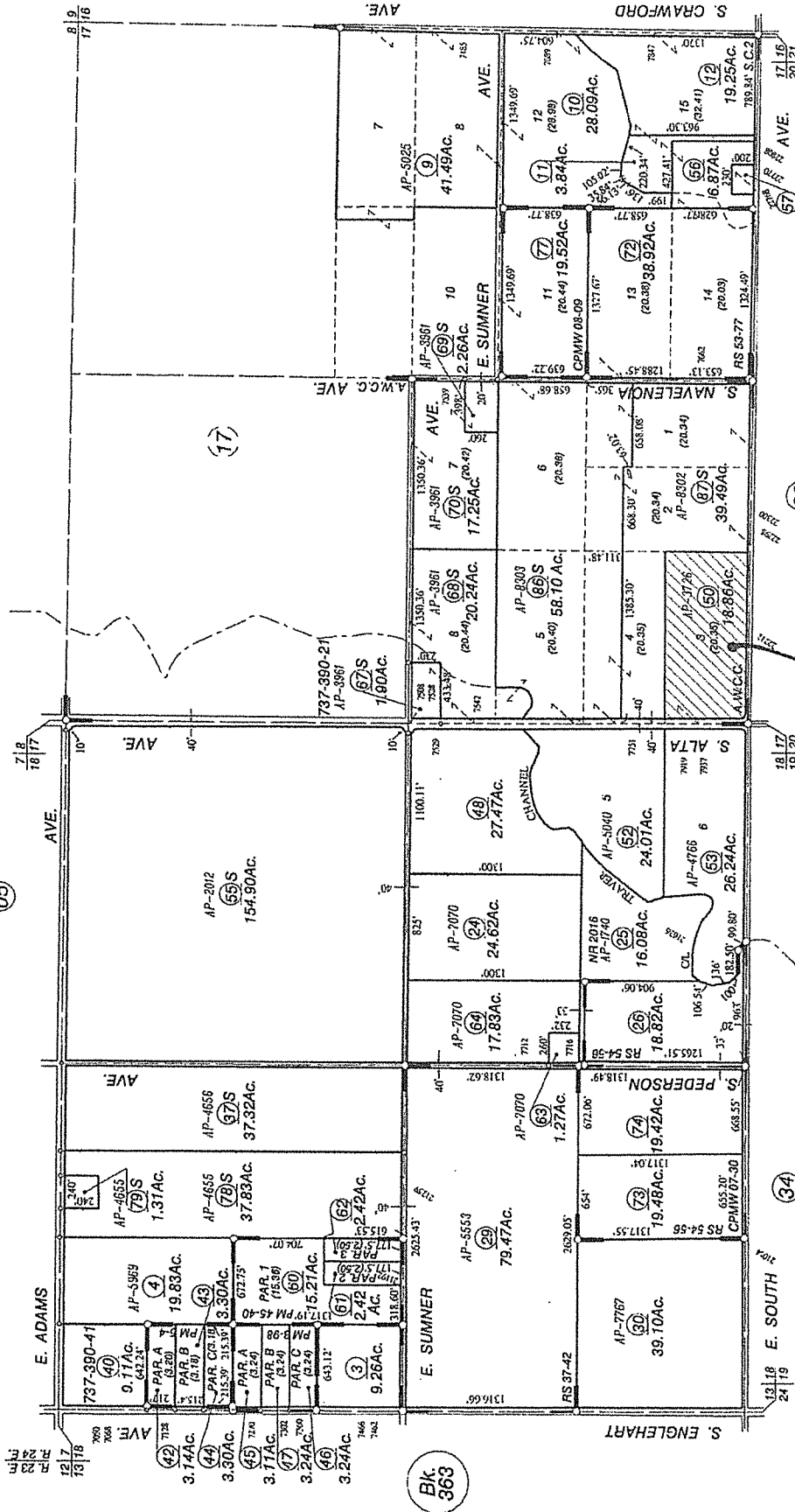
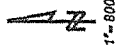
EXISTING ZONING MAP



AE20
Prepared by: County of Fresno Department of Public Works and Planning

AE20
JCH1111

NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Record of Survey - Bk. 53, Pg. 77
Record of Survey - Bk. 54, Pgs. 56-57
Record of Survey - Bk. 37, Pg. 42
Record of Survey - Bk. 53, Pg. 77
Record of Survey - Bk. 45, Pg. 40
Parcel Map No. 1158 - Bk. 5, Pg. 4
Springfield Colony No. 2 - R. S. Bk. 4, Pg. 9
A.W. Clark Colony - R. S. Bk. 4, Pg. 40
Certificate of Parcel Waiver No. 08-09, Doc. 158788, 11-13-08
Certificate of Parcel Waiver No. 07-30, Doc. 157475, 11-12-08

Assessor's Map Bk. 373 - Pg. 07
County of Fresno, Calif.

Proj. Location

Ceres Ranch No. 4 LLC Variance Request

May 3, 2016

Owner:

Ceres Ranch No. 4 LLC
Jack E. Williams III
Ceres Management Group
400 Seventh Street
Manhattan Beach, California 90266

Applicant:

Same as above

Representative:

Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite 200
Fresno, CA 93721
559-445-0374

VA 3998
RECEIVED
COUNTY OF FRESNO

JUN 15 2016

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Property Location:

22212 E. South Ave. Reedley, CA

APN:

APN 370-070-50

Existing Zone Designation:

AE-20

Existing General Plan Land Use Designation:

Exclusive Agriculture

Request:

Approve a Variance to allow the creation of a residential home site parcel of 1.50 +/- acres (gross) from an existing 18.86 +/- gross acre parcel in the AE-20 Zone.

Background:

Reference is made to the site plan of the subject property and its improvements prepared by ESP Surveying, Inc. Said plan also details site and related improvements.

According to the Fresno County Assessors staff, the original residence on the subject site was constructed in 1956 and was 1,950 sq. ft. in size. Over time various additions were made to the aforementioned residence with building permits. The subject site was zoned AE-20 from the A-1 zone on August 31, 1976.

The subject site is under Williamson Act Contract No. 3726. County and state policies do not allow residences to be under the Act's protection as they do not produce an agricultural product. The applicant also owns the immediately adjacent 39.49 +/- acre parcel identified as APN 373-070-87 that is subject to Williamson Act Contract No. 8302. The applicant will merge the two parcels (APN 373-070-50 and 87) to create one parcel 58.35 +/- acres.

Finding 1:

Does the strict application of the Zoning Ordinance deprive this property of privileges enjoyed by other properties in the vicinity and in an identical zoning district due to special circumstances applicable to the property, including its size, shape, topography, location or surroundings?

The applicant is requesting permission to create a home site where a home has existed since 1956. This request is not an attempt to reduce agricultural productivity to allow a *new* residential use in the agricultural zone as the home has existed in its current location since 1956.

Various home sites exist proximate to the subject property. In fact, the creation of home sites is common within Fresno County agricultural zone districts. The existence of the aforementioned home, productive domestic well, driveway, garden since 1956 are special circumstances in support of this finding.

The proposed Variance will not change the character of the site whether or not the Variance is granted as the applicant is committed to farming the remainder property and merging them into one larger parcel.

It would be very difficult to convert the residence to an office due to the home's age of construction and the necessary building code compliance modifications that are costly and typically difficult for this type of occupancy rating conversion. The applicant has unsuccessfully attempted to rent the subject residence to people who will properly maintain the house. Assuming the proposed Variance is approved, the existing single-family residence would be sold to someone who would maintain it and be good neighbors.

Review of official county plats indicate numerous home sites exist in the vicinity of the subject site that are similar to the size proposed by the applicant. Said home sites are identified on the assessors plat attached hereto.

Finding 2:

Would this Variance grant a special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located?

The applicant has a right to be granted the same ability to use the subject property as others have under the same AE-20 zone district in the vicinity of the subject property. Other Variances have been granted in the general vicinity of the subject property with lot sizes smaller than the required 20 acre minimum parcel size. The proposed Variance will allow the existing development improvements and intensity of the subject property to remain as in essentially the same condition and configuration since 1956.

The adjacent agricultural uses will not be affected as the applicant desires to continue to farm and has no intention of exiting the Williamson Act on the remaining properties. Also, removing the exiting home site from the Williamson Act guidelines will bring the property into compliance with said Act that does not allow home sites to enjoy the benefits of the Act's property tax protection.

Finding 3:

If granted, would the requested Variance be detrimental to the public welfare or injurious to property or improvements in the area to which the property is located?

Granting the proposed Variance will not be detrimental to surrounding properties for various reasons:

- a) The site is improved with a single family home built in 1956. The existing home has a driveway on E. South Ave. which is of adequate width and pavement to serve the proposed home site. No deviations in development standards are required.
- b) There is one on-site water well that serves the home. The location of the well is detailed on the attached site plan. Said domestic well produces approximately 30 gpm. Historically, there has been no issue with well production or septic tank leach field capability on the subject site.
- c) The proposed home site would not be in conflict with the continued agricultural operation of the remaining agricultural acreage conducted by the applicant.
- d) The remaining acreage and the separate legal parcel identified as APN 373-070-87 will merge with the remainder parcel to create one large agricultural parcel of 58.35 +/- acres of vineyard that will remain in a related agricultural use. No change in the agricultural use of the property, either in size or intensity would be affected by the proposed Variance.
- e) Also, removing the exiting home site from the Williamson Act guidelines will bring the property into compliance with said Act that does not allow home site to be covered by the law.

Finding 4:

If granted, would the requested Variance be in conflict with established general and specific plans and policies of the county?

The Fresno County General Plan and related zoning ordinance allow for a variety of uses to occur in agriculturally zoned properties. The aforementioned plan and zoning ordinance acknowledge the ability of home owners to create home sites. The proposed Variance will not change or adversely affect the agricultural production capability of the subject property.

Granting the proposed Variance is a logical consequence of allowing home sites in the A-1 and AE-20 zone district. When ownership and other circumstances change, the home site status as part of the original larger parcel is often forced to change.

The proposed merger of APN 373-070-87 and the remaining portion of APN 370-070-50 will create a parcel of approximately 58.35 +/- acres. Said merged or enlarged parcel size enhances the remaining parcel's agricultural visibility.

The existing home site and related agricultural uses have functioned without conflicts for many years. Also, removing the exiting home site from the Williamson Act guidelines will bring the property into compliance with said Act that does not allow home site to be covered by the law. For these reasons, the proposed Variance is consistent with the policies of the Fresno County General Plan.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

VA 3998

RECEIVED
COUNTY OF FRESNO

JUN 15 2016

INITIAL STUDY APPLICATION

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
OFFICE USE ONLY

IS No. _____

Project
No(s). _____

Application Rec'd.:

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

GENERAL INFORMATION

TO MR JACK WILLIAMS

1. Property Owner: CERES MANAGEMENT GROUP Phone/Fax: _____

Mailing Address: 400 SEVENTH ST. MANHATTAN BEACH 90266
Street City CALIF. State/Zip

2. Applicant: SAME AS ABOVE Phone/Fax: _____

Mailing Address: _____
Street City State/Zip

3. Representative: DIRK POESCHEL LAND DEV. SVCS INC. Phone/Fax: 445-0374

Mailing Address: 923 VAN NESS # 200 FRESNO CA. 93721
Street City State/Zip

4. Proposed Project: VARIANCE TO CREATE A 1.5 +/- AC. HOMESITE & REMOVE SAID 1.5 +/- AC. PARCEL FROM THE WILLIAMSON ACT

5. Project Location: 22212 E. SOUTH AVE.

6. Project Address: SEE ABOVE

7. Section/Township/Range: _____ / _____ / _____ 8. Parcel Size: 18.88 +/-

9. Assessors Parcel No. 373-070-50 # 81 39.49 +/-

DEVELOPMENT SERVICES DIVISION

10. Land Conservation Contract No. (If applicable): NO. 3726

11. What other agencies will you need to get permits or authorization from:

- | | |
|-------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> LAFCo (annexation) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other <u>DEPT. OF CONSERVATION</u> | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: AG

ENVIRONMENTAL INFORMATION

15. Present land use: HOME SITE & AG
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing the previously listed improvements:

A HOMESITE EXISTS ON SITE AS WELL AS PRODUCTIVE AG LAND

Describe the major vegetative cover: CROPS

Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood prone area? Describe: NO

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: AG

South: AG

East: AG

West: AG

17. What land use(s) in the area may be impacted by your Project?: NO

18. What land use(s) in the area may impact your project?: NONE

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes X No

B. Daily traffic generation:

I. Residential - Number of Units 1 EXISTING
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees N/A
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: N/A

20. Describe any source(s) of noise from your project that may affect the surrounding area: TYPICAL SFR/AG

21. Describe any source(s) of noise in the area that may affect your project: N/A

22. Describe the probable source(s) of air pollution from your project: TYPICAL

23. Proposed source of water:
(X) private well
() community system³ - name: _____

24. Anticipated volume of water to be used (gallons per day)²: TYPICAL
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: TYPICAL
27. Anticipated type(s) of liquid waste: TYPICAL
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: TYPICAL
32. Anticipated amount of solid waste (tons or cubic yards per day): TYPICAL
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): PER COUNTY STANDARDS
34. Proposed method of solid waste disposal: PRIVATE HAULER
35. Fire protection district(s) serving this area: FRESNO COUNTY
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Dirk Poeschel
 SIGNATURE

MAY 3, 2016
 DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND GAME FEE

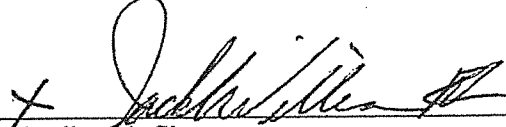
State law requires that specified fees (\$2,839.25 for an EIR; \$2,044.00 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. A \$50.00 handling fee will also be charged as provided for in the legislation to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG at (559) 222-3761, if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.


Applicant's Signature

5/8/16
Date

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