



County of Fresno

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

February 1, 2018

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 Mitigated Negative Declaration for Initial Study Application No. 7298 (Larry and Shelly Rompal)

Enclosed Please find the following documents:

1. Notice of Completion and Environmental Document Transmittal
2. Notice of Intent to Adopt a Mitigated Negative Declaration, Location Map, and proposed Mitigated Negative Declaration
3. Fifteen (15) hard copies of the Draft Environmental Assessment/Initial Study and Project Routing
4. One (1) electronic copy of the Draft Environmental Assessment/Initial Study and Project Routing

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 dchambers@co.fresno.ca.us

Sincerely,


Derek Chambers, Planner
Development Services and Capital Projects Division

DC:

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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: IS 7298 and GPA 551 and AA 3823 (Larry and Shelly Rompal)

Lead Agency: Fresno County Department of Public Works and Planning

Contact Person: Derek Chambers

Mailing Address: 2220 Tulare Street, 6th Floor

Phone: 559-600-4205

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno

City/Nearest Community: City of Fresno

Cross Streets: South side of Dudley Avenue, between Valentine Avenue and Marks Avenue

Zip Code: 93722

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 3.57

Assessor's Parcel No.: 449-110-23

Section: 36

Twp.: 13S

Range: 19E

Base: MDBM

Within 2 Miles: State Hwy #: State Route 99

Waterways: _____

Airports: Fresno Chandler Executive

Railways: Southern Pacific

Schools: _____

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

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.)

Other: _____

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres 3.57 Employees N/A

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant / R-R(nb) (Rural Residential, two-acre minimum parcel size) / Rural Density Residential

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

Amend the Fresno County General Plan and County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial, and rezone the subject 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard). The subject parcel is located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue, westerly adjacent to the city limits of the City of Fresno (Sup. Dist. 1) (APN 449-110-23).

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 checked="" type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>Fresno</u> |
| <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 checked="" 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 #4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input 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 and Wildlife Service</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>S.J.V.U. Air Pollution Control District</u> |
| <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 February 2, 2018 Ending Date March 5, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Larry and Shelly Rompal</u>
Address: _____	Address: <u>6263 N. Dower Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Fresno / CA / 93723</u>
Contact: _____	Phone: <u>559-259-5000</u>
Phone: _____	

Signature of Lead Agency Representative: *Deek Chandler* Date: 1/26/2018

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



County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7298 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7298, GENERAL PLAN AMENDMENT APPLICATION NO. 551 and AMENDMENT APPLICATION NO. 3823 filed by **LARRY** and **SHELLY ROMPAL**, proposing to amend the Fresno County General Plan and County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial, and rezone the subject 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard). The subject parcel is located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue, westerly adjacent to the city limits of the City of Fresno (Sup. Dist. 1) (APN 449-110-23). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7298 and take action on General Plan Amendment Application No. 551 and Amendment Application No. 3823.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7298 and the draft Mitigated 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 Mitigated Negative Declaration from February 2, 2018 through March 5, 2018.

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

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Derek Chambers
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7298 and the draft Mitigated 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). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Derek Chambers at the addresses above.

Public Hearing

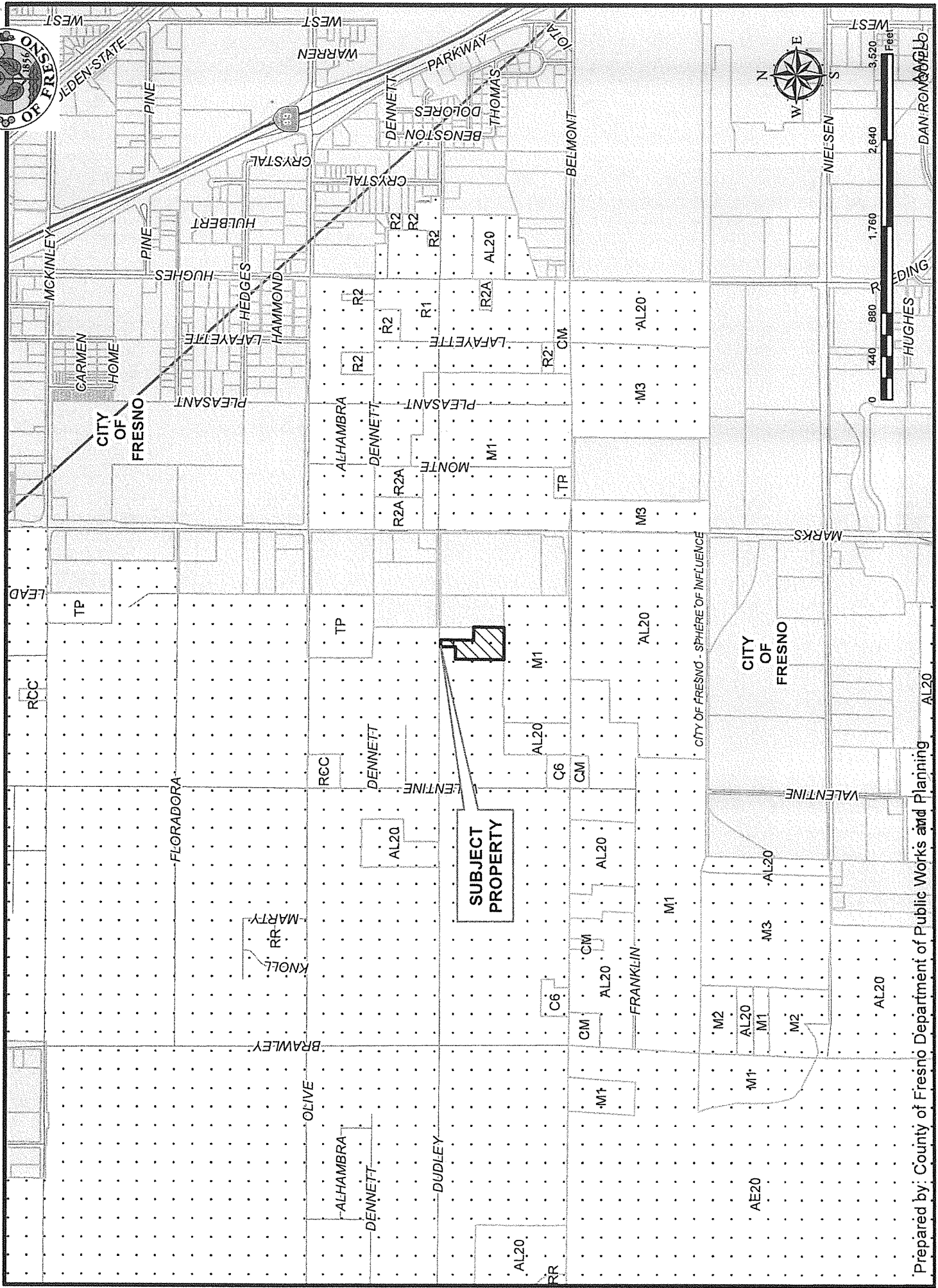
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 15, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval or if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

For questions please call Derek Chambers (559) 600-4205.

Published: February 2, 2018

EXISTING ZONING MAP



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 7298	LOCAL AGENCY PROPOSED MITIGATED 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): Derek Chambers, Planner	Area Code: 559	Telephone Number: 600-4205	Extension: N/A
Applicant (Name): Larry and Shelly Rompal	Project Title: General Plan Amendment Application No. 551 and Amendment Application No. 3823		
Project Description: Amend the Fresno County General Plan and County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial, and rezone the subject 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard). The subject parcel is located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue, westerly adjacent to the city limits of the City of Fresno (Sup. Dist. 1) (APN 449-110-23).			
Justification for Negative Declaration: Based upon the Initial Study prepared for General Plan Amendment Application No. 551 and Amendment Application No. 3823, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agricultural and forestry resources, biological resources, mineral resources, population and housing, or recreation. Potential impacts related to air quality, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, and public services have been determined to be less than significant. Potential impacts relating to aesthetics, cultural resources, geology and soils, hydrology and water quality, transportation and traffic, and utilities and service systems have been determined to be less than significant with the identified Mitigation Measures. The Initial Study and MND are available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – February 2, 2018		Review Date Deadline: March 5, 2018	
Date: January 31, 2018	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Derek Chambers Planner	

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study Application No. 7298 and General Plan Amendment Application No. 551 and Amendment Application No. 3823

2. Lead agency name and address:

*Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104*

3. Contact person and phone number:

Derek Chambers, (559) 600-4205

4. Project location:

The subject parcel is located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue, westerly adjacent to the city limits of the City of Fresno (Sup. Dist. 1) (APN 449-110-23).

5. Project Applicant's name and address:

*Larry and Shelly Rompal
6263 N. Dower Avenue
Fresno, CA 93723*

*Project Representative:
Joe Guagliardo
5414 E. Pitt Avenue
Fresno, CA 93727*

6. General Plan designation:

Rural Density Residential in the County-adopted Fresno High-Roeding Community Plan

7. Zoning:

R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay)

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.)

This proposal entails amending the County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial in order to allow rezoning of the 3.57-acre parcel from the R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District to the M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard) Zone District in order to allow a Contractors Storage Yard. It is noted by Staff that a Site Plan Review (SPR) must be approved for any by-right land use allowed under the M-1(c) Zone District prior to implementation of that use.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The subject parcel is located within the Sphere-of-Influence (SOI) of the City of Fresno, is westerly adjacent to the city limits of the City of Fresno, and is located in an area of mixed industrial and residential land uses. Additionally, a Fresno Metropolitan Flood Control District (FMFCD) storm drainage retention basin is easterly adjacent to the subject parcel, and the Fresno Irrigation District (FID) Victoria Colony No. 43 pipeline is located approximately 650 feet to the west. Further, State Route (SR) 99 is located approximately one mile east of the subject parcel, and the Southern Pacific Railway is located approximately one half-mile to the south. The subject parcel is also located approximately one and three quarter-miles northwest of a municipal airport identified as "Fresno Chandler Executive Airport"; however, the subject parcel is not located within any Safety Zone of the airport.

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:

REVIEWED BY:


Derek Chambers, Planner


Marianne Molling, Senior Planner

Date: 1/26/2018

Date: 1-26-18

DC:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7298 and
General Plan Amendment Application No.
551 and Amendment Application No. 3823)**

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:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 2 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 3 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:

- 1 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?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 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:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 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)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?

- 2 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:

- 3 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 3 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 3 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 3 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?
- 3 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?

- 2 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?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 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:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 2 e) If located within an Airport Land Use Plan or where such a Plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?
- 2 f) If within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?
- 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:

- 2 a) Violate any water quality standards of 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?

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:

- 2 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?
- 2 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 2 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 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?
- 2 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:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, 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:
- 2 i) Fire protection?
1 ii) Police protection?
1 iii) Schools?
1 iv) Parks?
1 v) Other public facilities?

XV. RECREATION

Would the project:

- 1 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?
1 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:

- 3 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?
3 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?
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?

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 and Final EIR
Fresno County-adopted Fresno High-Roeding Community Plan
Fresno County Zoning Ordinance
Important Farmland Map 2014, State Department of Conservation
Archaeological Survey prepared by Soar-Environmental Consulting

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 3 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
3 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?
2 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?
3 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:

- 3 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: Larry and Shelly Rompal
- APPLICATION NOS.: Initial Study Application No. 7298, General Plan Amendment Application No. 551 and Amendment Application No. 3823
- DESCRIPTION: Amend the Fresno County General Plan and County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial, and rezone the subject 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard).
- LOCATION: The subject parcel is located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue, westerly adjacent to the city limits of the City of Fresno (Sup. Dist. 1) (APN 449-110-23).

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This proposal entails amending the County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial in order to allow rezoning of the 3.57-acre parcel from the R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District to the M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard) Zone District in order to allow a Contractors Storage Yard. It is noted by Staff that a Site Plan Review (SPR) must be approved for any by-right land use allowed under the M-1(c) Zone District prior to implementation of that use.

The proposed Contractors Storage Yard will be utilized in conjunction with an existing irrigation contractor's operation located on a southerly-adjacent parcel in the M-1 (Light Manufacturing) Zone District. This southerly-adjacent irrigation contractor's operation includes a Contractors Storage Yard, and was authorized by Site Plan Review (SPR) No. 7361, which was administratively approved on September 17, 2004.

The subject 3.57-acre parcel is devoid of improvements. New improvements to be utilized with the proposed Contractors Storage Yard include a 12,000 square-foot storage building with 4,000 square-foot future expansion area, perimeter fencing, and a 30-foot-wide gravel-surfaced driveway providing emergency access from Dudley Avenue. Primary access to the proposed Contractors Storage Yard will be through the southerly-adjacent irrigation contractor's operation, which has frontage on Belmont Avenue.

The subject parcel is located within the Sphere-of-Influence (SOI) of the City of Fresno, is westerly adjacent to the city limits of the City of Fresno, and is located in an area of mixed industrial and residential land uses. Additionally, a Fresno Metropolitan Flood Control District (FMFCD) storm drainage retention basin is easterly adjacent to the subject parcel, and the Fresno Irrigation District (FID) Victoria Colony No. 43 pipeline is located approximately 650 feet to the west. Further, State Route (SR) 99 is located approximately one mile east of the subject parcel, and the Southern Pacific Railway is located approximately one half-mile to the south. The subject parcel is also located approximately one and three quarter-miles northwest of a municipal airport identified as "Fresno Chandler Executive Airport"; however, the subject parcel is not located within any Safety Zone of the airport.

Parcels located north of the subject parcel are zoned R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay), are designated Rural Density Residential in the County-adopted Fresno High-Roeding Community Plan, and have been improved with single-family residences.

Parcels located south of the subject parcel, including the site of the aforementioned irrigation contractor's operation, are zoned M-1 (Light Manufacturing), are designated Limited Industrial in the County-adopted Fresno High-Roeding Community Plan, and are being utilized for industrial activities including warehousing and truck and trailer storage.

Parcels located east of the subject parcel, excepting the easterly-adjacent Fresno Metropolitan Flood Control District (FMFCD) storm drainage retention basin, are zoned M-1 (Light Manufacturing), are designated Limited Industrial in the County-adopted Fresno High-Roeding Community Plan, are being utilized for industrial activities including automotive repair and warehousing, and are also being utilized for residential land uses including single-family residences.

Parcels located west of the subject parcel are zoned R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay), are designated Rural Density Residential in the County-adopted Fresno High-Roeding Community Plan, and have been improved with single-family residences.

Considering that the subject parcel is not located along a designated Scenic Highway, that no scenic vistas or scenic resources were identified near the proposal, and the existing industrial land uses in the area of the subject parcel, the proposed General Plan Amendment and rezoning will not damage any scenic resource or degrade the visual character of the site or its surroundings.

- 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Possible future development to be allowed by the proposed General Plan Amendment and rezoning may result in additional outdoor lighting that has the potential of generating new sources of light and glare in the area. As such, all future outdoor lighting shall be required to be hooded and directed as to not shine towards adjacent properties and roads. This requirement will be included in the following Mitigation Measure:

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded, directed and permanently maintained as to not shine towards adjacent properties and roads.*

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: NO IMPACT:

The subject parcel is not located on forest land, is not enrolled under an Agricultural Land Conservation Contract (Williamson Act Contract), and is classified as Urban and Built-Up Land on the Fresno County Important Farmland Map (2014). Further, the subject parcel and surrounding properties are not agriculturally zoned, and neighboring

properties have been historically developed with industrial and residential land uses. As such, the proposed General Plan Amendment and rezoning has no potential to convert farmland to a non-agricultural land use.

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: LESS THAN SIGNIFICANT IMPACT:

The proposed General Plan Amendment and rezoning were provided to the San Joaquin Valley Unified Air Pollution Control District (Air District) for review, which did not identify any concerns related to the proposed General Plan Amendment and rezoning. However, it is noted by Staff that possible future development to be allowed by the proposed General Plan Amendment and rezoning may be subject to the following Air District Rules and Regulations: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Compliance with Air District Rules and Regulations will reduce air quality impacts from possible future development to a less than significant level.

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 parcel is devoid of improvements; however, said property is located in an area of mixed industrial and residential land uses. Further, properties surrounding the subject parcel have been previously disturbed as said properties have been historically utilized for industrial and residential development.

The proposed General Plan Amendment and rezoning were provided to the U.S. Fish and Wildlife Service (USFWS) for review, which did not identify any concerns related to the proposal. The proposed General Plan Amendment and rezoning were also provided to the California Department of Fish and Wildlife (CDFW) for review, which also did not identify any concerns related to the proposal. As such, 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 the 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 impede the use of native wildlife nursery sites. Further, the proposed General Plan Amendment and rezoning 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel is not located in an area designated to be highly or moderately sensitive for archeological resources. Further, Soar Environmental Consulting conducted an Archaeological Survey of the subject parcel which identified no archaeological or cultural resources. However, in the event that cultural resources are unearthed during ground disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be contacted to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photographs, reports and video. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours. This requirement will be included as a Mitigation Measure to reduce adverse cultural resource impacts from possible future development to a less than significant level.

In accordance with Public Resources Code Section 21080.3.1, the proposed General Plan Amendment and rezoning were provided to the following Native American Tribal Governments for review: Dumna Wo Wah; Picayune Rancheria of the Chukchansi Indians; Santa Rosa Rancheria Tachi Yokut; and Table Mountain Rancheria.

* **Mitigation Measure**

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

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 area where the subject parcel is located is designated as Seismic Design Category D in the California Geological Survey. As such, possible future development allowed by the proposed General Plan Amendment and rezoning shall be subject to the Seismic Design Category D Standards, including the requirement to provide a Geotechnical Investigation to the Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits. This mandatory requirement will be included as a Project Note for future development.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel has predominately flat topography and while changes in topography and erosion may result from grading activities associated with possible future development allowed by the proposed General Plan Amendment and rezoning, it is not likely. Further, possible future development allowed by the proposed General Plan Amendment and rezoning shall require a Grading Permit or Grading Voucher for any grading activities. This mandatory requirement will be included as a Project Note for future development.

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 subject parcel is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, 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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

There are no existing septic systems located on the subject parcel, and no septic systems are being requested with the proposed General Plan Amendment and rezoning. However, according to the Environmental Health Division of the Fresno County Department of Public Health, only low water uses that generate small volumes of liquid waste shall be permitted until the subject parcel is served by community sewer

and community water systems. This requirement will be included as Mitigation Measures to reduce adverse wastewater disposal impacts from possible future development to a less than significant level.

* **Mitigation Measure**

1. *Only low water uses and uses that generate small amounts of liquid waste shall be permitted until such time that the subject parcel is served by community sewer and community water systems, or adequate information is submitted to the Environmental Health Division of the Fresno County Department of Public Health and the Fresno County Department of Public Works and Planning to demonstrate that the subject parcel can accommodate higher volumes of liquid wastes.*

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: LESS THAN SIGNIFICANT IMPACT:

The proposed General Plan Amendment and rezoning were provided to the San Joaquin Valley Unified Air Pollution Control District (Air District) for review, which did not identify any concerns related to greenhouse gas emissions. However, it is noted by Staff that possible future development to be allowed by the proposed General Plan Amendment and rezoning may be subject to the following Air District Rules and Regulations: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Compliance with Air District Rules and Regulations will reduce air quality impacts from possible future development to a less than significant level.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Environmental Health Division of the Fresno County Department of Public Health, possible future development allowed as a result of the proposed General Plan Amendment and rezoning shall satisfy the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of

Regulations (CCR), Title 22, Division 4.5. Further, possible future development allowed as a result of the proposed General Plan Amendment and rezoning which handles hazardous materials or hazardous waste above the following State reporting thresholds shall be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95: 1) 55 gallons of liquid material; 2) 500 pounds of solid material; 3) 200 cubic feet of compressed gas; or 4) the threshold planning quantity for extremely hazardous substances. All hazardous waste shall be handled in accordance with requirements set forth in the CCR, Title 22, Division 4.5, which addresses proper labeling, storage and handling of hazardous wastes. These mandatory requirements will be included as Project Notes for future development.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

There are no schools located within one quarter-mile of the subject parcel.

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

FINDING: NO IMPACT:

No hazardous materials sites are located within the boundaries of the subject parcel.

- 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: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located approximately one and three quarter-miles northwest of a municipal airport identified as "Fresno Chandler Executive Airport"; however, the subject parcel is not located within any Safety Zone of the airport. Further, the land use proposed with this rezone request is not anticipated to conflict with the functions of the Fresno Chandler Executive Airport.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

The proposed General Plan Amendment and rezoning will not impair the implementation of, or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan. No such Plans were identified in the analysis of the proposed General Plan Amendment and rezoning.

- 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:

The subject parcel is not located within a wildland area.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed General Plan Amendment and rezoning were provided to the California Regional Water Quality Control Board (Water Board) for review, which did not identify any concerns related to the proposed General Plan Amendment and rezoning. However, if future development allowed as a result of the proposed General Plan Amendment and rezoning disturbs more than one acre, compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity will be required. Should compliance with the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity be required, before construction begins, the developer must submit to the State Water Resources Control Board a Notice of Intent to comply with said permit, a Storm Water Pollution Prevention Plan (SWPPP), a Site Plan, and appropriate fees. The SWPPP must include descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and best management practices (BMP) implemented to prevent pollutants from discharging with storm water into waters of the United States. These mandatory requirements will be included as Project Notes for future development.

- 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:

The proposed General Plan Amendment and rezoning was reviewed by the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning, which expressed no concerns with the proposed General Plan Amendment and rezoning. Further, the subject parcel is not located in a designated water-short area.

- 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:

No streams or rivers are located within the boundaries of the subject parcel.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Possible future development allowed by the proposed General Plan Amendment and rezoning will not cause significant changes in absorption rates, drainage patterns or the rate and amount of surface run-off, with adherence to the Grading and Drainage Sections of the Fresno County Ordinance Code.

According to the Fresno Metropolitan Flood Control District (FMFCD), due to the subject parcel being located within a designated FMFCD Drainage Area, possible future development allowed by the proposed General Plan Amendment and rezoning shall require payment of a FMFCD Drainage Fee, the amount of which will be determined at the time the new development is proposed. This mandatory requirement will be included as a Project Note for future development.

- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

No additional water quality impacts were identified in the analysis of the proposed General Plan Amendment and rezoning.

- G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is being requested with the proposed General Plan Amendment and rezoning.

- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

The subject parcel is not exposed to flooding from the 1% chance storm (100-year storm).

- I. Would the project expose persons or structures to levee or dam failure; or
- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The subject parcel is not prone to seiche, tsunami or mudflow, nor is the subject parcel exposed to potential levee or dam failure.

X. LAND USE AND PLANNING

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

FINDING: NO IMPACT:

The proposed General Plan Amendment and rezoning will not physically divide a community. The subject parcel is located within the Sphere-of-Influence (SOI) of the City of Fresno, and is westerly adjacent to the city limits of the City of Fresno.

- 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 proposed M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard) Zone District is a non-compatible Zone District for lands designated Rural Density Residential in the County-adopted Fresno High-Roeding Community Plan. Therefore, a General Plan Amendment (GPA) is required to re-designate the subject parcel from Rural Density Residential to a land use designation that is compatible with the proposed M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard) Zone District. As such, GPA Application No. 551 was filed in order to re-designate the subject parcel from Rural Density Residential to Limited Industrial in the County-adopted Fresno High-Roeding Community Plan.

The Policy Planning Section of the Fresno County Department of Public Works and Planning has determined the following General Plan Policies to be pertinent to the subject proposal: LU-F.29; LU-F.30; LU-F.31; LU-F.32; LU-F.33; and LU-G.7.

According to General Plan Policy LU-F.29, the County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:

- a. *Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.*
- b. *Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.*

- c. *Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.*
- d. *Limitations on the industry's size, time of operation, or length of permit.*

According to General Plan Policy LU-F.30, the County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.

According to General Plan Policy LU-F.31, to the extent feasible, the County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant non-industrial traffic be designed with landscaping and setbacks comparable to the non-industrial area.

According to General Plan Policy LU-F.32, since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate; the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem.

According to General Plan Policy LU-F.33, the County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns.

According to General Plan Policy LU-G.7, within the spheres of influence and two miles beyond, the County shall promote consultation between the cities and the County at the staff level in the early stages of preparing General Plan amendments and other policy changes that may impact growth or the provision of urban services. Staff consultations, particularly concerning Community Plans, shall provide for meaningful participation in the policy formulation process and shall seek resolution of issues prior to presentation to the decision-making bodies.

According to the Policy Planning Section of the Fresno County Department of Public Works and Planning, the proposed General Plan Amendment and rezoning may potentially create compatibility issues with northerly-adjacent parcels and westerly-adjacent parcels that are designated Rural Density Residential in the County-adopted Fresno High-Roeding Community Plan. However, considering the relatively limited scope of the proposed use being storage of equipment and supplies, in conjunction with the industrially-designated and industrially-zoned properties in proximity to the subject parcel, Staff believes any General Plan incompatibility issues associated with the proposed General Plan Amendment and rezoning will be less than significant.

According to the City of Fresno, the subject parcel is designated Medium-Low Density Residential in the City's General Plan, which would not allow the proposed Contractors Storage Yard. As such, the proposed General Plan Amendment and rezoning are not consistent with the City of Fresno General Plan and, therefore, the City of Fresno opposes the proposed General Plan Amendment and rezoning. However, should the County of Fresno be of the viewpoint that the proposed General Plan Amendment and

rezoning can be supported, the City of Fresno requests that the following Conditions of Approval be included:

- 1. The project developer shall construct all street frontage improvements along the subject parcel's Dudley Avenue frontage, per City of Fresno development standards. This requirement shall include any right-of-way dedication necessary for the street frontage improvements.*
- 2. Only low-water uses shall be permitted until such time that public water service from the City of Fresno public water system is available to the subject parcel. Availability of public water service shall be defined as the presence of a potable water main constructed and operational within 100 feet of the subject parcel. At such time when public water service is available to the subject parcel, the property shall be required to: (a) connect to the City of Fresno public water system within 60 calendar days; (b) destroy any onsite water well in accordance with State and County well destruction standards within 60 days; and (c) pay all City of Fresno water meter, service connection, and capacity fees as specified in the City's Master Fee Schedule. If the subject parcel fails to connect to the City of Fresno public water system within 60 calendar days of public water service being available to the property, the property owner consents to the City of Fresno placing a lien on the subject parcel equal to the value of the water well destruction cost, water meter cost, service connection cost, and capacity fee cost.*
- 3. Only uses that generate small amounts of liquid waste shall be permitted until such time that public sewer service from the City of Fresno public sewer system is available to the subject parcel. Availability of public sewer service shall be defined as the presence of a public sewer main constructed and operational within 100 feet of the subject parcel. At such time when public sewer service is available to the subject parcel, the property shall be required to: (a) connect to the City of Fresno public sewer system within 60 calendar days; (b) destroy any onsite wastewater disposal system in accordance with State and County wastewater disposal system destruction standards within 60 days; and (c) pay all City of Fresno sewer lateral, connection, and capacity fees as specified in the City's Master Fee Schedule. If the subject parcel fails to connect to the City of Fresno public sewer system within 60 calendar days of public sewer service being available to the property, the property owner consents to the City of Fresno placing a lien on the subject parcel equal to the value of the wastewater disposal system destruction cost, sewer lateral cost, service connection cost, and capacity fee cost.*

With adherence to the recommended Conditions of Approval, Mitigation Measures and Project Notes identified in this Initial Study, Staff believes any General Plan incompatibility issues associated with the proposed General Plan Amendment and rezoning will be less than significant.

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

FINDING: NO IMPACT:

The proposed General Plan Amendment and rezoning will not conflict with any Habitat Conservation Plan or Natural Community Conservation Plan. No such Plans were identified in the analysis of the proposed General Plan Amendment and rezoning

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:

No mineral resource impacts were identified in the analysis of the proposed General Plan Amendment and rezoning. The subject parcel is not located in a mineral resource area identified in Policy OS-C.2 of the General Plan.

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: LESS THAN SIGNIFICANT IMPACT:

The Environmental Health Division of the Fresno County Department of Public Health reviewed this proposal and did not identify any potential noise-related impacts. However, possible future development to be allowed by the proposed General Plan Amendment and rezoning must comply with the Fresno County Noise Ordinance related to construction noise, limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday, thereby minimizing noise impacts to less than significant. This mandatory requirement will be included as a Project Note for future development.

- 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: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located approximately one and three quarter-miles northwest of a municipal airport identified as “Fresno Chandler Executive Airport”; however, the subject parcel is not located within any Safety Zone of the airport.

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:

The proposed General Plan Amendment and rezoning will not construct or displace housing, and will not otherwise induce population growth.

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: LESS THAN SIGNIFICANT IMPACT:

The proposed General Plan Amendment and rezoning were provided to the North Central Fire Protection District for review, which did not identify any concerns related to the proposed General Plan Amendment and rezoning. However, possible future development to be allowed by the proposed General Plan Amendment and rezoning must comply with the California Code of Regulations Title 24 – Fire Code. This mandatory requirement will be included as a Project Note for future development.

- 2. Police protection?

FINDING: NO IMPACT:

The proposed General Plan Amendment and rezoning was reviewed by the Fresno County Sheriff’s Department, which did not identify any concerns related to the proposed General Plan Amendment and rezoning.

- 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 the proposed General Plan Amendment and rezoning.

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: NO IMPACT:

No such impacts were identified in the analysis of the proposed General Plan Amendment and rezoning.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject parcel has frontage on Dudley Avenue, which is a County-maintained road classified as a local road. The minimum total right-of-way standard for a local road is 60 feet; however, the total existing right-of-way for the portion of Dudley Avenue that fronts the subject parcel is 40 feet, with 20 feet north and 20 feet south of the center line. As such, 10 feet of additional right-of-way dedication is needed from the north side of the subject parcel that abuts Dudley Avenue. This requirement will be included as a Condition of Approval to satisfy the minimum right-of-way standard for the local road classification.

The proposed Contractors Storage Yard to be allowed by the proposed General Plan Amendment and rezoning will have access to Dudley Avenue via a proposed 30-foot-wide gravel-surfaced driveway.

The proposed General Plan Amendment and rezoning were provided to the California Department of Transportation (Caltrans) for review, which did not identify any concerns related to the proposal. The proposed General Plan Amendment and rezoning were also provided to the City of Fresno for review, which did not identify any concerns related to transportation or traffic.

The proposed General Plan Amendment and rezoning were reviewed by the Design Division of the Fresno County Department of Public Works and Planning, which did not express any concerns regarding the carrying capacities of the adjacent roadways and did not require a Traffic Impact Study (TIS). However, the Design Division requested that truck storage be prohibited on the subject parcel. This prohibition of truck storage will be included as a Mitigation Measure to reduce adverse transportation and traffic impacts from possible future development to a less than significant level.

* **Mitigation Measure**

1. Storage of trucks shall be prohibited on the subject parcel.

C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The subject parcel is located approximately one and three quarter-miles northwest of a municipal airport identified as “Fresno Chandler Executive Airport”; however, the subject parcel is not located within any Safety Zone of the airport.

D. Would the project substantially increase traffic hazards due to design features; or

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

No such impacts were identified in the analysis of the proposed General Plan Amendment and rezoning.

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 proposed General Plan Amendment and rezoning will not conflict with any adopted alternative transportation plans. No such impacts were identified in the analysis of the proposed General Plan Amendment and rezoning.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See discussion in Section VI.E Geology and Soils.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX.E Hydrology and Water Quality.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: NO IMPACT:

See discussion in Section IX.B Hydrology and Water Quality.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See discussion in Section VI.E Geology and Soils.

- 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:

No such impacts were identified in the analysis of the proposed General Plan Amendment and rezoning.

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 WITH MITIGATION INCORPORATED:

Pursuant to discussion in Section IV (Biological Resources), no such impacts on biological resources were identified in the analysis of the proposed General Plan Amendment and rezoning.

Pursuant to discussion in Section V (Cultural Resources), possible future development to be allowed by the proposed General Plan Amendment and rezoning may have impacts on cultural resources; however, the Mitigation Measure included in Section V (Cultural Resources) will reduce such impacts to a less than significant level.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified in the analysis of the proposed General Plan Amendment and rezoning.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No substantial adverse impacts on human beings were identified in the analysis of the proposed General Plan Amendment and rezoning.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for General Plan Amendment Application No. 551 and Amendment Application No. 3823, staff has concluded that the proposal will not have a significant effect on the environment. It has been determined that there would be no impacts to agricultural and forestry resources, biological resources, mineral resources, population and housing, or recreation.

Potential impacts related to air quality, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, and public services have been determined to be less than significant.

Potential impacts relating to aesthetics, cultural resources, geology and soils, hydrology and water quality, transportation and traffic, and utilities and service systems have been determined to be less than significant with the identified Mitigation Measures.

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

DC:

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County of Fresno

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

DATE: April 26, 2017

TO: Development Services, Attn: William M. Kettler, Division Manager

- * Development Services, Principal Planner, Attn: Chris Motta
- * Development Services, Current Planning, 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, Attn: Tawanda Mtunga
- * Development Services, Site Plan review, Attn: Hector Luna
- * Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
- * Development Engineering, Attn: Augustine Ramirez, Grading/Mapping
- * Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
- * Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer
- * Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer
- * Department of Public Health, Environmental Health Division, Attn: Glenn Allen/
Janet Gardner/Kevin Tsuda
- Sheriff's Office, Attn: Captain Greg Gularte, Lt. John Reynolds, Lt. Louie Hernandez,
Lt. Kathy Curtice, Lt. Ryan Hushaw
- * City of Fresno, Development Department, Attn: Mike Sanchez, Assistant Director,
Current Planning, Dan Zack, Assistant Director, Advanced Planning
- * City of Fresno, Development Department, Attn: Executive Assistant
- * City of Fresno, Public Works Department, Attn: Scott Mozier, Jill Gormley,
Steve Delsid, Louise Gilio
- * City of Fresno, Attn: Director - Public Works Department
- * City of Fresno, Attn: Planning Director
- * City of Fresno, Attn: City Manager
- * U.S. Department of Interior, Fish & Wildlife Service, Endangered Species Division,
Attn: Dana Herman
- * CA Regional Water Quality Control Board, Attn: Scott Moore
- * CA Regional Water Quality Control Board, Attn: Matt Scroggins
- * CA Regional Water Quality Control Board, Attn: Dale Harvey
- * CALTRANS, Attn: Dave Padilla
- * CA Department of Fish and Wildlife, Attn: Steve Hulbert
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Carl Carlucci, Jose Robeldo
- Native American Heritage Commission (NAHC), Attn: Katy Sanchez
Table Mountain Rancheria, Attn: Leanne Walker-Grant, Tribal Chairperson
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources
Department
- * Central Unified School District, Attn: Michael Berg, Superintendent
- * San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
- * Fresno Irrigation District, Attn: William R. Stretch and Sen Saetern
- * Fresno Metropolitan Flood Control District
- * North Central Fire Protection District, Attn: Laurie Sawhill, Senior Fire Inspector

FROM: Derek Chambers, Planner, Current Planning Unit
Development Services Division

Anthony Lee, Planner, Policy Planning Unit
Development Services Division

SUBJECT: Initial Study Application No. 7298, Amendment Application No. 3823, General Plan
Application No. 551

APPLICANT: Larry and Shelly Rompal

DUE DATE: May 11, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to amend the County General Plan and County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial; and re-zone the 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Please review the proposal and respond to the questionnaire. Please answer the questions according to your specific area of expertise.

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 **May 11, 2017**. 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 General Plan consistency to Anthony Lee, Policy Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9613, or email anthonylee@co.fresno.ca.us; and

Address any correspondence or questions related to environmental and/or policy/design issues to me, Derek Chambers, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4205, or email dchambers@co.fresno.ca.us.

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Activity Code (Internal Review): 2369

Enclosures



Date Received: 1/18/2017

Fresno County Department of Public Works and Planning

AA 3823 (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:

Rezone from RR to M-1 (Conditionally limited to Contractors Storage Yard)

CEQA DOCUMENTATION: Initial Study PER 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: SOUTH side of W. DUDLEY AVE. between N. MARKS AVE and N. VALENTINE AVE Street address: None

APN: 449.110.23 Parcel size: 3.57 AC Section(s)-Twp/Rg: S 36 - T 13 S/R 19 E

ADDITIONAL APN(s):

I, (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.

LARRY AND SHELLEY ROMPAL 6263 N. DOWNE AVE FRESNO CA 93723 Same as Owners JOE GUAGLIARDO 544 E. PITT FRESNO 93722 559-259-5000

CONTACT EMAIL: joe.guagliardo@comcast.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3823 Fee: \$
Application Type / No.: GPA 550-551 Fee: \$
Application Type / No.: PER (Initial Study) No.: 7298 Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: D.C. Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):

APN # - - -

Zone District: R-R

APN # - - -

Parcel Size:

APN # - - -

APN # - - -



Development ANNE Smoke
 Services MINNEY Surveying
 Division 3757 Chessal Ln.
Clavis, Ca. 93619

Pre-Application Review

Department of Public Works and Planning

NUMBER: 38552
 APPLICANT: ANN Smoke
 PHONE: 322-8235

PROPERTY LOCATION: (S-36, T-13S, R-19E)
 APN: 449-110-23 ALCC: No Yes # VIOLATION NO. -
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/4 MILE OF CITY: No (Yes) FRESNO
 ZONE DISTRICT: RR(Nb); 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 ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Central Unified PERMIT JACKET: No Yes
 FMFCD FEE AREA: Outside District No.: 4113 FLOOD PRONE: No Yes
 PROPOSAL AA for re-zone from RR(Nb) to M-1.

COMMENTS: See CCL 39285
 ORD. SECTION(S): 843.1-B, 20, a BY: Joe Bruzee DATE: 11/3/14

GENERAL PLAN POLICIES: Rural Density separate application
 LAND USE DESIGNATION: Residential PROCEDURE AND FEES:
 COMMUNITY PLAN: Fresno High-Roading (X) GPA: est \$10,000.00 () MINOR VA:
 REGIONAL PLAN: () CUP: () AG COMM:
 SPECIFIC PLAN: () DRA: () ALCC:
 SPECIAL POLICIES: () JA: (X) IS/PER*: \$5,151.00
 SPHERE OF INFLUENCE: () AT: () Viol. (35%):
 ANNEX REFERRAL (LU-G17/MOU): 952 () JT: () Other:

Filing Fee: \$ 12,545.00

Pre-Application Fee: -247.00

Total County Filing Fee: \$ 12,298.00

* COMMENTS: Pre-GPA must be completed prior to filing rezone application

FILING REQUIREMENTS:

OTHER FILING FEES:

- 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 - 4 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 Fresno

- () 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.)

Referral Letter # 952
 BY: Derek Chambers DATE: 11/7/2014
 PHONE NUMBER: (559) 600-4205

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)

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.



County of Fresno

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

INITIAL STUDY APPLICATION

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).

OFFICE USE ONLY

IS No. 7298

Project No(s). AA 3823

Application Rec'd.:

J. Chant

GENERAL INFORMATION

- Property Owner: LARRY E. SHELLY ROMPAL Phone/Fax: _____
Mailing Address: 6263 N. DOWER AVE. FRESNO, CA 93723
Street City State/Zip
- Applicant: SAME Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Representative: JOE GUAGLIARDO Phone/Fax: 559-259-5000
Mailing Address: 5414 E. PITS FRESNO CA 93729
Street City State/Zip
- Proposed Project: REZONE PARCEL FROM RR TO M-1 CONDITIONAL - USE OF THE PROPERTY TO BE LIMITED TO A CONTRACTOR'S STORAGE YARD; MAX BUILDING HEIGHT OF 35 FEET; ACCESS TO DUDLEY PROHIBITED
- Project Location: SOUTH SIDE OF DUDLEY AVE BETWEEN MARKS AVE AND VALENTINE AVE
- Project Address: _____
- Section/Township/Range: 36 / 13 S / 19 E
- Parcel Size: 3.57 AC
- Assessor's Parcel No. 449-110-23

10. Land Conservation Contract No. (If applicable): _____

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

- | | |
|---|---|
| _____ LAFCo (annexation or extension of services) | _____ SJVUAPCD (Air Pollution Control District) |
| _____ CALTRANS | _____ Reclamation Board |
| _____ Division of Aeronautics | _____ Department of Energy |
| _____ Water Quality Control Board | _____ Airport Land Use Commission |
| _____ Other _____ | |

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: RR (RURAL RESIDENTIAL)

14. Existing General Plan Land Use Designation¹: RURAL RESIDENTIAL

ENVIRONMENTAL INFORMATION

15. Present land use: VACANT
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Describe the major vegetative cover: _____

Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood-prone area? Describe:

NOT FLOOD PRONE

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

North: VACANT / RESIDENTIAL

South: IRRIGATION CONTRACTOR'S YARD

East: FMPCD PONDING BASIN ; ONE RESIDENCE

West: OPEN SPACE / 2 RESIDENCES

17. What land use(s) in the area may be impacted by your Project?: ADJOINING RESIDENCES
(IMPACT MINIMAL DUE TO CONDITIONAL ZONING)

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 ✓ No

B. Daily traffic generation:

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

II. Commercial - Number of Employees 38
Number of Salesmen _____
Number of Delivery Trucks 8
Total Square Footage of Building 0

III. Describe and quantify other traffic generation activities: _____

20. Describe any source(s) of noise from your project that may affect the surrounding area: NONE

21. Describe any source(s) of noise in the area that may affect your project: NONE

22. Describe the probable source(s) of air pollution from your project: NONE

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

THE APPLICATION IS FOR A REZONING ONLY. THE INTENT OF THIS APPLICATION IS TO ALLOW STORAGE FOR THE ADJOINING CONTRACTOR'S YARD. IT IS INTENDED FOR STORAGE

24. Anticipated volume of water to be used (gallons per day)²: _____

25. Proposed method of liquid waste disposal:
() septic system/individual
() community system³-name _____ ONLY AND THERE WILL BE NO SOLID, LIQUID, OR HAZARDOUS WASTE GENERATED.

26. Estimated volume of liquid waste (gallons per day)²: _____

27. Anticipated type(s) of liquid waste: _____

28. Anticipated type(s) of hazardous wastes²: _____

29. Anticipated volume of hazardous wastes²: _____

30. Proposed method of hazardous waste disposal²: _____

31. Anticipated type(s) of solid waste: _____

32. Anticipated amount of solid waste (tons or cubic yards per day): _____

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): _____

34. Proposed method of solid waste disposal: PRIVATE HOULYER (COUNTY FRANCHISE)

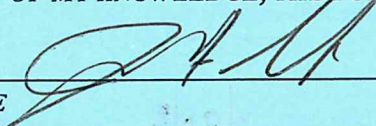
35. Fire protection district(s) serving this area: ~~FRESNO~~ NORTH CENTRAL (CITY OF FRESNO)

36. Has a previous application been processed on this site? If so, list title and date: ?

37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No

38. If yes, are they currently in use? Yes _____ No _____

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

SIGNATURE 

DATE 4/17/12

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

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 WILDLIFE FEE

State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a (Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. 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 CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW 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

J. L. Rempel

Date

4/19/17



County of Fresno

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

PLANNER: Derek Chambers

COMMENT SCOPE GUIDELINES

NOTE: Please write legibly in ink or type. This will be included as part of the Initial Study.

To the extent that this project involves your area of expertise, please consider the following questions.

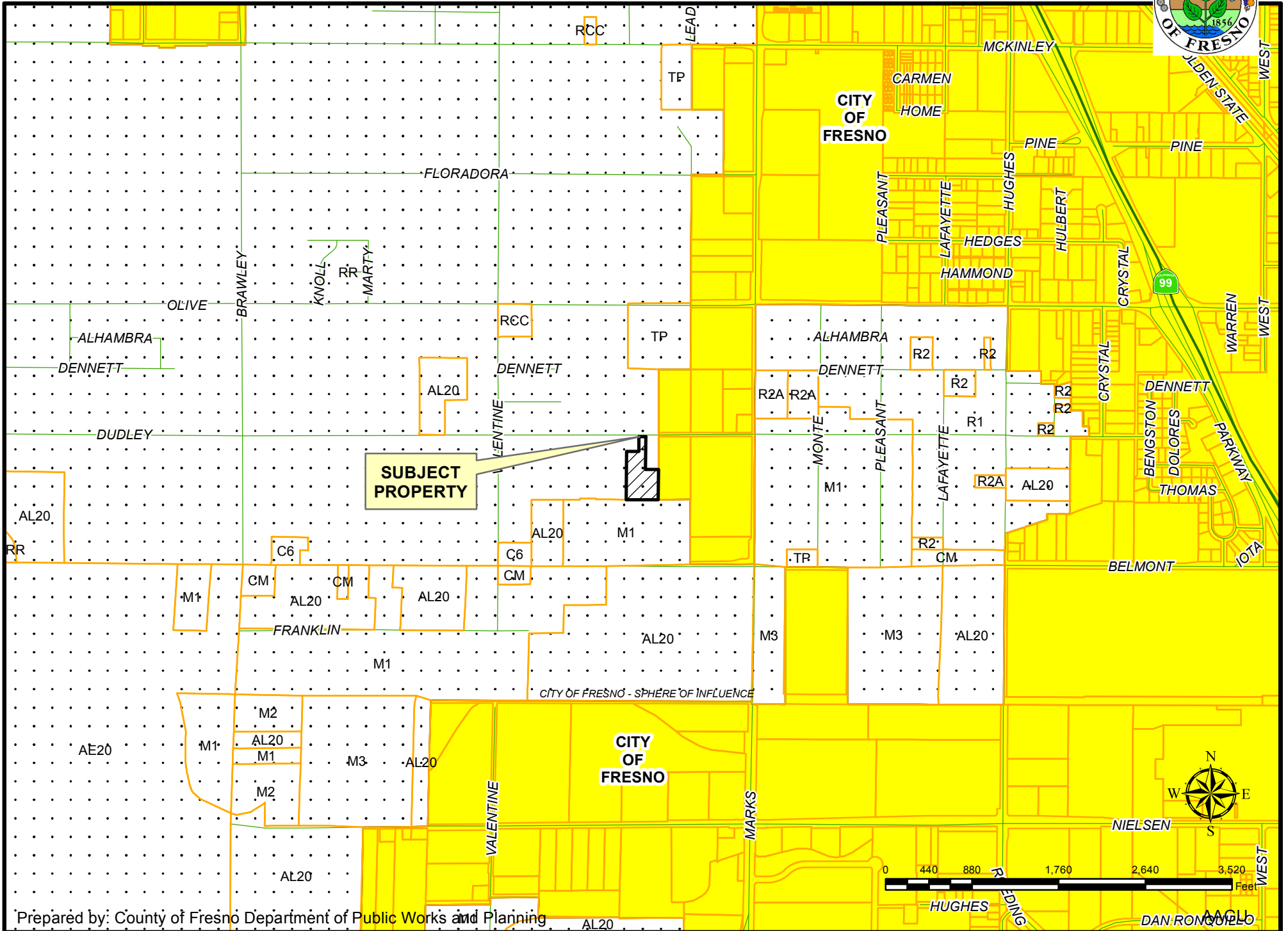
1. Is there sufficient information for you to evaluate the probable environmental impacts of this project? If not, what information is needed?
2. What potential adverse impacts will the project have on the vicinity or inhabitants of the project itself (e.g., change in traffic volumes, water quality, land use, soils, air, etc.)? Be as precise as possible and answer only for your area of expertise.
3. Are the potential impacts (identified in question 2) significant enough to warrant the preparation of an EIR?
4. If the project is approved, what conditions of approval are necessary to implement County plans and policies or to protect the public health, safety, and general welfare?
5. If applicable, please identify specific existing regulations, standards, or routine processing procedures which would mitigate the potential adverse impacts identified in Question 2, or to implement the conditions of approval identified in Question 4.

***If you have no comments regarding this project, please email “NO COMMENT” to dchambers@co.fresno.ca.us**

DC:

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EXISTING ZONING MAP

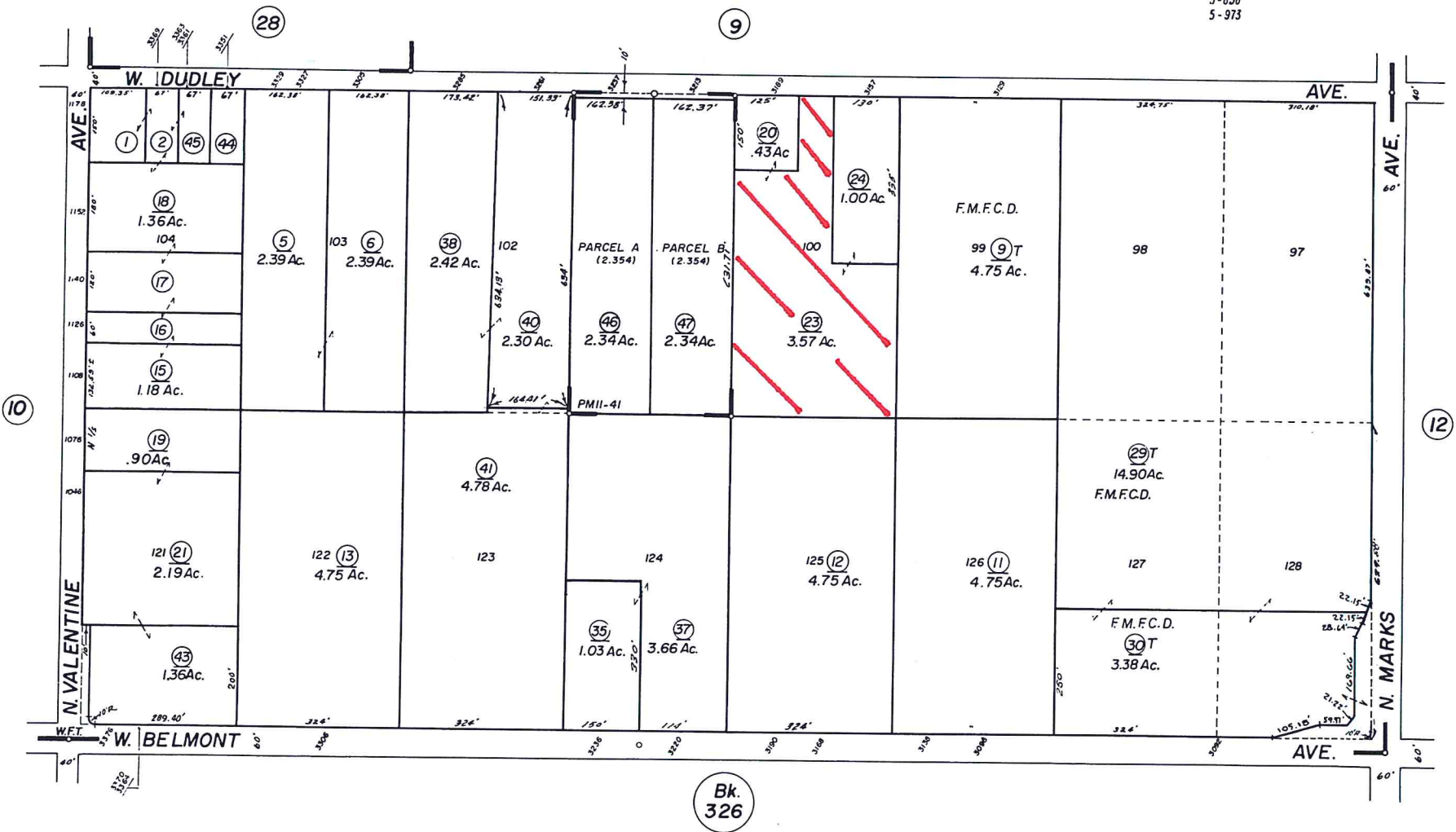


SUBDIVIDED LAND IN POR. SEC. 36, T.13 S., R. 19 E. M.D.B. & M.

Tax Area
 5-820 62-028
 5-858
 5-973

449-11

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.



West Fresno Tract - R.S. Bk. 3, Pg. 17
 Parcel Map No. 1862 - Bk. 11, Pg. 41

Assessor's Map Bk. 449 - Pg. 11
 County of Fresno, Calif.

NOTE - Assessor's Black Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles



Bk. 326

PROJECT DESCRIPTION

Agri-Valley Irrigation is a locally owned full service irrigation company that provides design, installation, maintenance, service, and rental of irrigation equipment for the areas farming needs. With the on-going concern for utilizing irrigation water in the most efficient way possible an efficient and effective irrigation system is a must.

Agri-Valley Irrigation currently operates on a 4.75 acre parcel located at 3168 W. Belmont Avenue. The site lies within an unincorporated area and is currently zoned M-1 (Light Manufacturing District). The company has outgrown the existing site and it now requires additional area for storage. The property owner to the north has expressed interest in selling an adjoining 3.57 acre parcel for that purpose. The property to the north, generally described as Assessor's Parcel Number 449-110-23 is currently zoned RR-NB (Rural Residential).

Agri-Valley Irrigation would like to propose rezoning the property to the north to M-1(c) with the following conditions:

1. Use of the property shall be limited to a Contractors Storage Yard.
2. Maximum building height of 35 feet.
3. Access to Dudley Avenue shall be prohibited.

An emergency crash gate or other access acceptable for any required emergency access from Dudley Avenue can be provided. All access to the site will be through the existing yard and Belmont Avenue. The required masonry wall between industrial and residential properties will also reduce any impacts to neighboring properties.

Agri-Valley Irrigation has been a good neighbor and is aware of no complaints from the surrounding properties. A larger site is needed and the company would like to remain in Fresno County. This proposal will allow us to remain in Fresno County and keep the jobs here.

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APR 18 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

OPERATIONAL STATEMENT CHECKLIST

AGRI-VALLEY IRRIGATION INC.

JANUARY 27, 2015

#1 – WE PROPOSE TO USE THE PROPERTY AS A STORAGE AREA FOR EQUIPMENT AND SUPPLIES RELATED TO THE AG IRRIGATION INDUSTRY.

#2 – OPERATION IN THIS AREA WILL BE 6 DAYS PER WEEK, 12 MONTHS PER YEAR AND BE USED 9 – 10 HOURS PER DAY.

#3 – AVERAGE NUMBER OF CUSTOMERS OR VISITORS PER DAY WILL BE MINIMAL DUE TO THE PROPOSED STORAGE USE OF THIS PROPERTY.

#4 – CURRENT NUMBER OF EMPLOYEES AT OUR EXISTING LOCATION IS 38. WE DO NOT EXPECT TO INCREASE THE NUMBER OF EMPLOYEES. THE CURRENT STAFF OF EMPLOYEES WORK FROM 6:00 AM TO 5:00 PM 6 DAYS PER WEEK. NO ON SITE CARETAKERS.

#5 – SERVICE AND DELIVERY VEHICLES WILL BE LIMITED TO THE CURRENT ACTIVITY OF 6 – 8 DELIVERY VEHICLES AND SOME FORKLIFT ACTIVITY. THIS WILL OCCUR ON A DAILY BASIS.

#6 – ACCESS TO THE SITE WILL BE OFF BELMONT AVENUE, TRAVELING WITHIN OUR CURRENT FACILITY ON ASPHALT PAVEMENT AND GRAVEL DRIVES.

#7 – THE EXISTING ASPHALT PARKING AREA AT OUR CURRENT LOCATION WILL BE THE AREA FOR ANY NECESSARY PARKING.

#8 – NO GOODS WILL BE SOLD ON THIS SITE.

#9 – EQUIPMENT USED ON THIS SITE WILL BE LIMITED TO FORKLIFTS, DELIVERY TRUCKS AND STANDARD VEHICLES.

#10 – SUPPLIES AND MATERIALS STORED ON THIS SITE WILL PRIMARILY BE PVC IRRIGATION PIPE AND IRRIGATION HOSE. THESE MATERIALS WILL BE STORED IN STACKS OR BUNDLES.

#11 – THE PROPOSED USE OF THIS PROPERTY WILL NOT CAUSE ANY UNSIGHTLY APPEARANCES.

#12 – NO SOLID OR LIQUID WASTE WILL BE PRODUCED OR STORED.

#13 – THIS PROPERTY WILL NOT HAVE A WATER REQUIREMENT.

#14 – NO ADVERTISING WILL BE DONE ON THIS PROPERTY.

#15 – THE PROPERTY HAS NO EXISTING BUILDINGS OR STRUCTURES. NO NEW BUILDINGS ARE BEING CONSIDERED AT THIS TIME.

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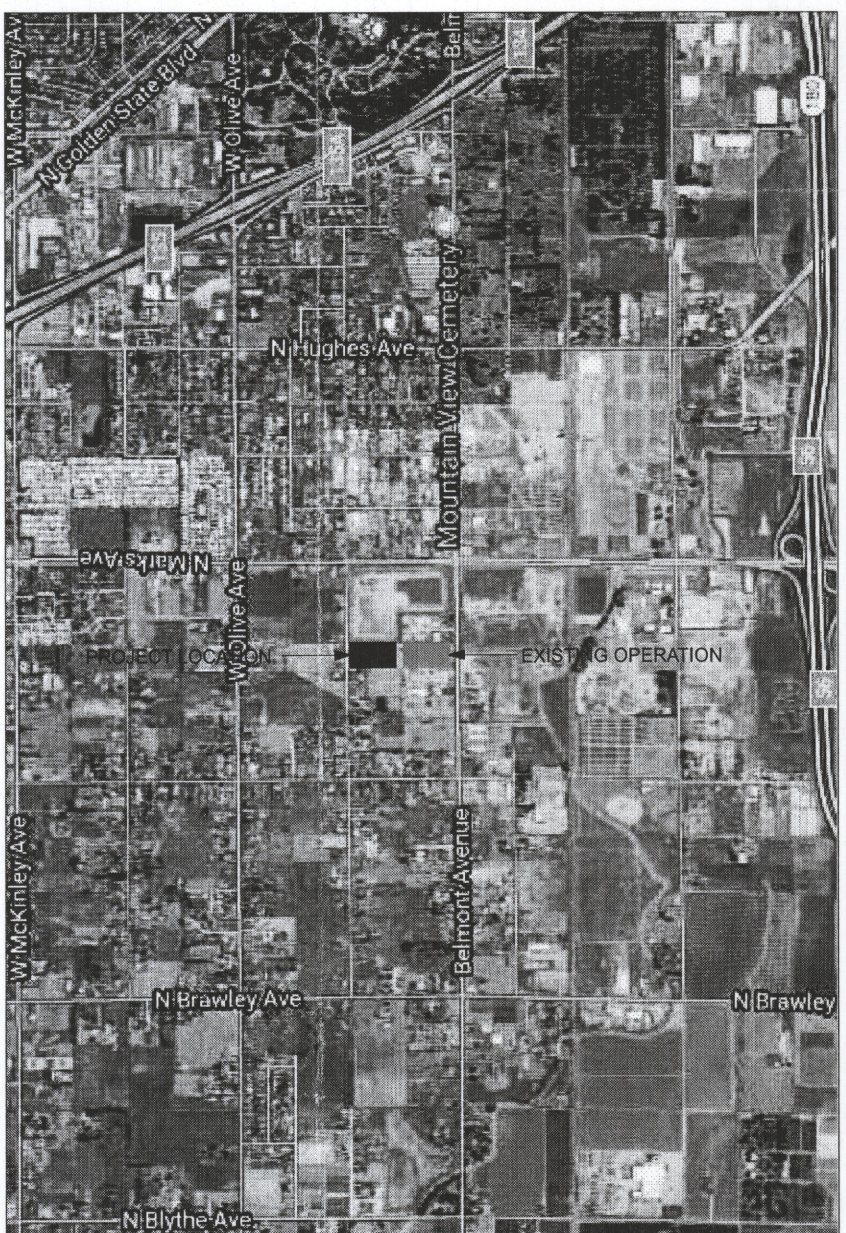
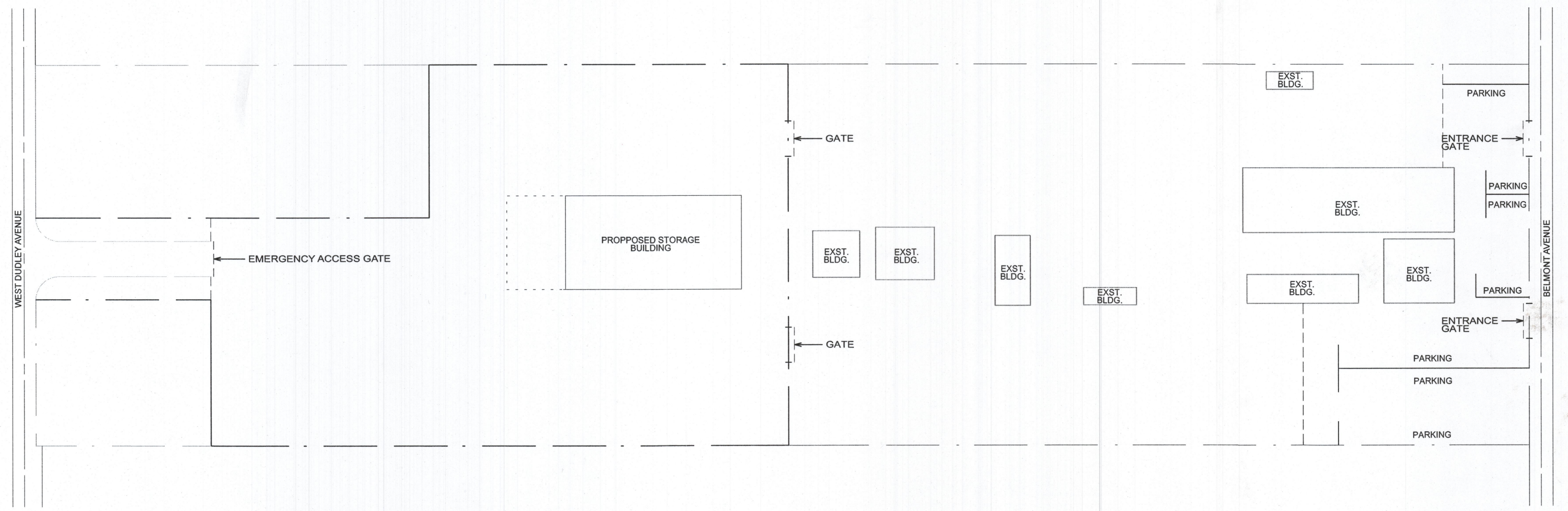
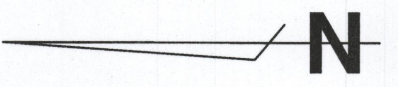
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AND PLANNING
DEVELOPMENT SERVICES DIVISION

#16 – NOT APPLICABLE.

#17 – SOME OUTDOOR SECURITY LIGHTING WILL BE REQUIRED. IT WOULD BE DIRECTED INTO THE CENTER AREAS OF THE PROPERTY.

#18 – NO LANDSCAPING OR ADDITIONAL FENCE WORK IS BEING CONSIDERED AT THIS TIME.

#19 – SPACE LIMITATIONS AT OUR CURRENT LOCATION HAS PROMPTED US TO LOOK AT OPTIONS ON THE PURCHASE OF ADDITION STORAGE SPACE. THE PROPOSED PROPERTY WOULD BE IDEAL FOR OUR OPERATION SINCE IT CONNECTS TO OUR CURRENT PROPERTY.



VICINITY MAP (N.T.S.)

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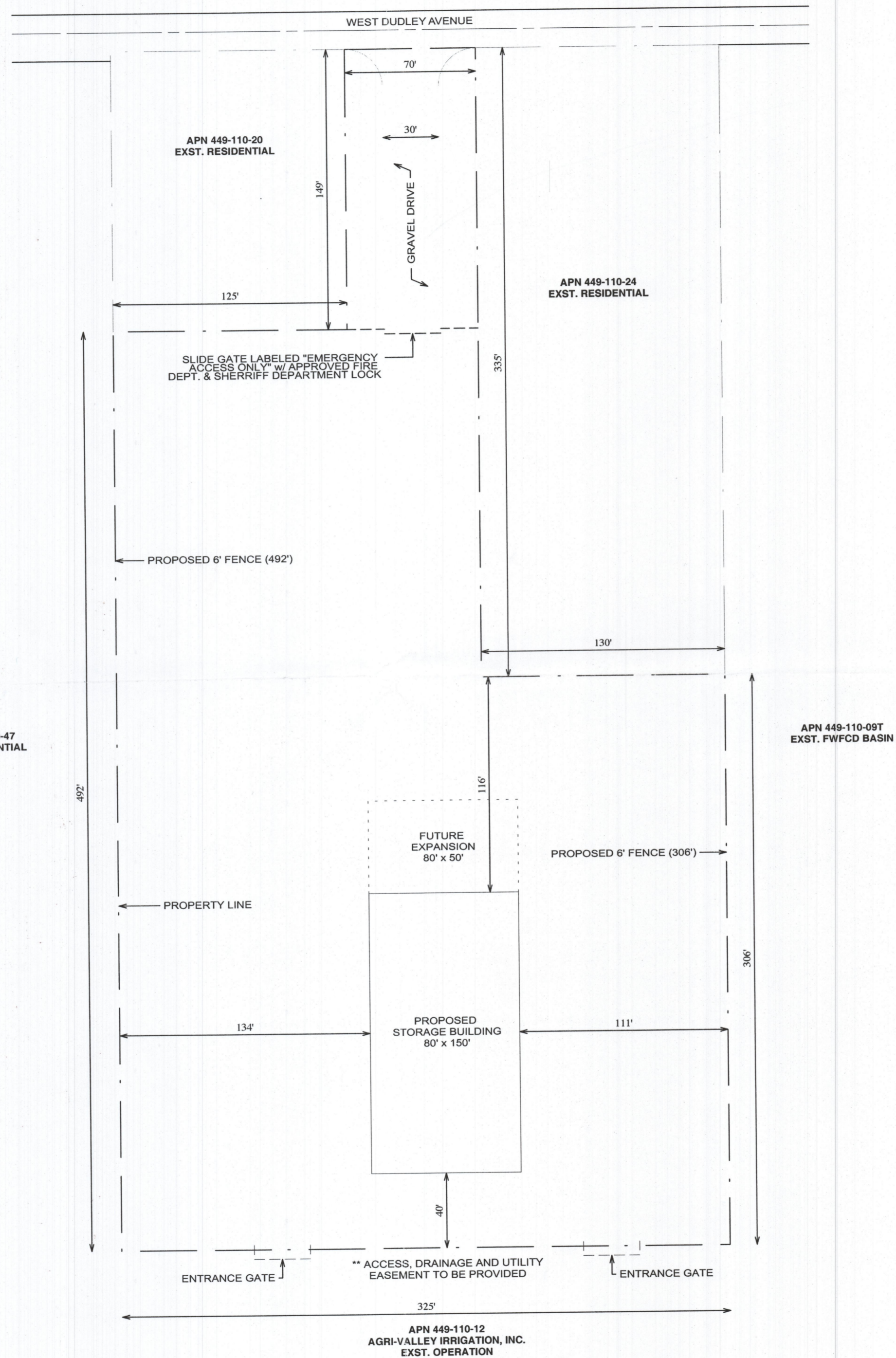
AGRI-VALLEY IRRIGATION INC.
 FRESNO
 FIVE POINTS
 FIREBAUGH
 MERCED
 VISALIA
 BAKERSFIELD

CERTIFIED IRRIGATION SPECIALISTS 800-357-2269

AGRI-VALLEY IRRIGATION, INC.

SITE PLAN	SCALE: 1"=75'	DATE: 03-29-2017
	DESIGNER: MB	DRAWING: -

REPRODUCTION OR USE OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF AVI IS PROHIBITED.



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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

AGRI-VALLEY IRRIGATION INC.		FRESNO FIVE POINTS FIREBAUGH MERCED VISALIA BAKERSFIELD
CERTIFIED IRRIGATION SPECIALISTS		800-357-2269
AGRI-VALLEY IRRIGATION		
FRESNO EXPANSION	SCALE: 1"=50'	DATE: 03-29-2017
	DESIGNER: MB	DRAWING:
REPRODUCTION OR USE OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF AVI IS PROHIBITED.		



1401 Fulton Street, Suite 918 Fresno, CA 93721
www.soarhere.com • 559.547.8884

**Phase I Archaeological Survey
of Agri-Valley Irrigation Property**
(APN 449-110-23)
Fresno County, California

Prepared for

**Agri-
Valley
Irrigation, LLC**

P.O. Box 1181
Fresno, CA 93775

Prepared by



1401 Fulton St., Suite 918
Fresno, CA 93721

October 25, 2017



Management Summary

Agri-Valley Irrigation, LLC proposes to construct a 12,000-square foot storage building with perimeter fencing on the 4.5 acres of property at Assessor Parcel Number 449-110-23 in Fresno County, California. Soar Environmental Consulting, Inc. (Soar Environmental) has prepared this Phase I archaeological survey report for Agri-Valley Irrigation, LLC, in support of the California Environmental Quality Act (CEQA) requirements and Assembly Bill 52 (AB 52) Native American Tribal Consultation. The Client is required by Fresno County (County) law to file a General Plan Amendment request and a Rezone Application with the County as part of its development application. The County, as lead agency, is required to conduct AB 52 consultation with all Native American tribes that request consultation. At least one Native American tribe responded to the notification and has requested consultation with the County.

Soar Environmental conducted an archaeological survey on October 20th, 2017, to determine the presence of potential cultural resources on the Project site and to assess the effects of the proposed Project. In addition, Soar Environmental conducted an archaeological resources records search at the Southern San Joaquin Valley Information Center (SSJVIC) located at California State University, Bakersfield to identify any previously recorded cultural resources and prior studies within the Project vicinity, and submitted a formal request that the Native American Heritage Commission (NAHC) review its Sacred Lands Files for known resources in the Project vicinity.

This report documents all Project efforts to meet the requirements set forth by CEQA, which requires lead agencies to determine whether a Project will have a significant impact on cultural resources. The Phase I archaeological survey identified no potential cultural resources on the Project site. A copy of this report will be transmitted to SSJVIC for inclusion in the California Historical Resources Information System. Field notes and photographs are on file at the Soar Environmental Consulting main office located at 1401 Fulton Street, Suite 918 in Fresno, California.

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- Appendix A: Area of Potential Effect (APE) Map**
- Appendix B: Native American Heritage Commission Correspondence**



1. Introduction

Agri-Valley Irrigation, LLC, (Client) is proposing to construct a 12,000-square foot storage building, with perimeter fencing on the 4.5-acre parcel, defined as Assessor Parcel Number (APN) 449-110-23. The Project site is located on the north side of West Belmont Avenue, between North Marks Avenue and North Valentine Avenue (Figure 1), in Fresno, California. The Project is located on Section 36, Township 13 South, Range 19 East of the Fresno North Topographic Quadrangle Map of 2012 (USGS 2012, Figure 2).

Soar Environmental Consulting (Soar Environmental) conducted a Phase I archaeological survey, on October 20th, 2017, at the Project site and performed a records search to support Fresno County (County) in complying with the regulations and requirements of the California Environmental Quality Act (CEQA) and Assembly Bill 52 (AB 52).

The Phase I Archaeological Survey performed by Soar Environmental included:

1. The performance of an archaeological records search for cultural resources documented on and/or near the Project site from the Southern San Joaquin Valley Information Center (SSJVIC) located at California State University, Bakersfield;
2. A formal request for a Sacred Land File search from the Native American Heritage Commission (NAHC);
3. The performance of an on-site pedestrian survey by a qualified archaeologist; and,
4. The preparation of this technical report to document the findings.

Consuelo Sauls, M.A., a Registered Professional Archaeologist (RPA #41591505) and Principal Investigator for Soar Environmental, provided technical and administrative oversight for all Project cultural resource tasks. Courtney Montgomery, Soar Environmental Cultural Resources Specialist, assisted with technical support and conducted the pedestrian Phase I archaeological survey.

Figure 1 – Project vicinity in Fresno County, California

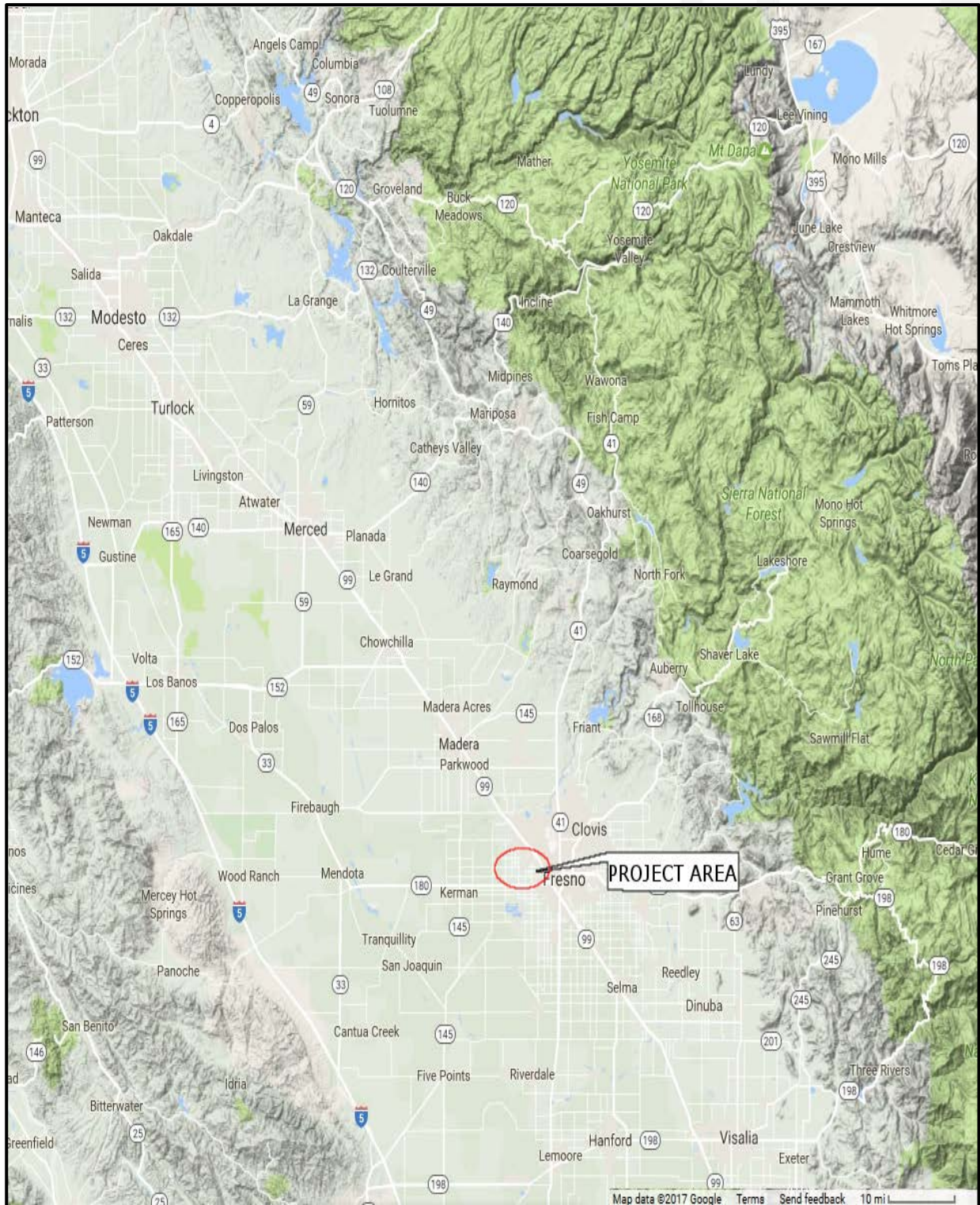
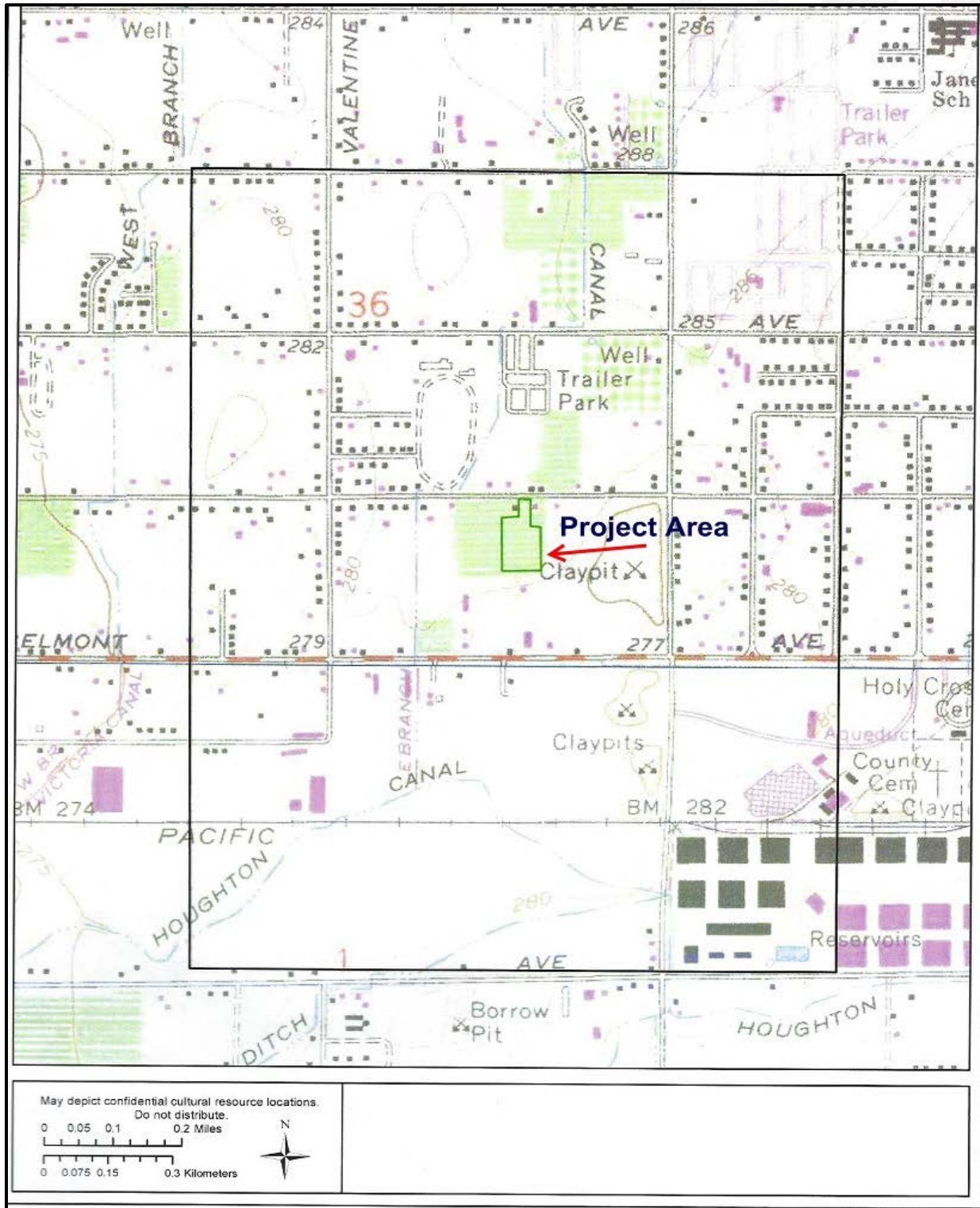


Figure 2 – Project location on USGS Fresno North, CA 7.5-minute quadrangle



2. Regulatory Context

California Environmental Quality Act

CEQA (codified at Public Resources Code sec. 21000 et. Seq.) is the principal statute governing environmental review of projects occurring in the State. CEQA requires lead agencies to determine if a project would have a significant effect on historical or unique archaeological resources associated with a Project. The CEQA guidelines describe an historical resource as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resource;
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code (PRC) or identified as significant in an historical resource survey meeting the requirements section 5024.1 (g) of the PRC; and any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources.

Assembly Bill 52

AB 52 requires lead agencies to provide notice to Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project, if they have requested notice. When a tribe requests consultation within 30 days of receipt of the notice, the lead agency must consult with the tribe. Consultation may include discussing the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project’s impacts on the tribal cultural resources, and alternatives and mitigation measures recommended by the tribe. The parties must consult in good faith, and consultation is deemed concluded when the parties agree on measures to mitigate or avoid a significant effect on a tribal cultural resource (if such a significant effect exists), or when a party concludes that mutual agreement cannot be reached.

Furthermore, AB 52 establishes tribal cultural resources as a separate category of cultural resources under CEQA in addition to historic, archaeological, and paleontological resources. PRC Section 21074 defines tribal cultural resources as:

- (1) *Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:*
 - (A) *Included or determined to be eligible for inclusion in the California Register of Historical Resources.*
 - (B) *Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.*
- (2) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.*

Finally, PRC Section 21084 requires public agencies, when feasible, to avoid damaging tribal cultural resources, and sets forth example mitigation measures which may be considered to avoid or minimize significant adverse effects to said resources. These example mitigation measures include: preservation in place, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, protecting the confidentiality of the resource, or permanent conservation easements with culturally appropriate management criteria.

3. Setting

Natural Setting

Fresno is located in the heart of the San Joaquin Valley of California. The San Joaquin Valley is a long, narrow, northwest-trending, alluvial valley that lies between the Sierra Nevada Range to the east, and the Coast Ranges to the west (Wagner 2002). The region was historically covered with native annual and perennial grasses, San Joaquin saltbush, valley oak savanna, riparian forest, and tule marsh (McNab and Avers 1996; Munz and Keck 1973).

The Project area is best characterized historically as a rural ranching and agricultural region consisting of both large and small mammals. Prehistorically, the larger mammals inhabiting the Project area would have included mule deer (*Odocoileus hemionus californicus*), black-tailed deer (*O. hemionus columbianus*), tule elk (*Cervus elaphus nannoides*), pronghorn (*Antilocarpa Americana*), mountain lion (*Felis concolor*), and black bear (*Ursus americanus*) (Jameson and Peeters 1988). The small mammals that historically inhabited the Project area included rabbit (*Sylvilagus* sp.), black-tailed jackrabbit (*Lepus californicus*), western gray squirrel (*Sciurus griseus*), coyote (*Canis latrans*), and gray fox (*Urocyon cinereoargenteus*).

The Project area is currently utilized as storage for an industrial site. The soil surface layer is heavily disturbed and unpaved, comprised of sandy silt with gravel and clay deposits.

4. Cultural Setting

Prehistoric Setting

During the Early Holocene epoch (9700 to 4000 B.C.), large game hunting societies populated the area. Culturally significant surface finds in the Tulare Basin have yielded some projectile points similar to particular Paleoindian varieties (i.e. Clovis), suggesting an initial occupation pre-dating approximately 11,300 years before present (B.P.) The Middle Holocene epoch (4000 to 1000 B.C.) is characterized by pinto-like points and groundstone tools, although the association between the epoch and specific societies is not certain.

Olsen and Payen (1968) developed a chronology of four temporally distinct complexes for sites found within the southern San Joaquin Valley. The first complex, the Positas Complex, ranges from 3300 to 2600 B.C. and is characterized by small shaped mortars, short cylindrical pestles, milling stones, perforated flat cobbles, and sea snail shell beads. The second complex is the Pacheco Complex which ranges from approximately 2600 B.C. to 300 A.D. This complex is divided into Phase B and Phase A. Phase B ranges from 2600 B.C. to 1600 B.C. and is characterized by biface arrow points, abalone shell ornaments, and sea snail shell beads. Phase A ranges from 1600 B.C. to 300 A.D. and is represented by more variation in shell

bead types, perforated canine teeth, bone awl, whistles, grass saws, large stemmed and side-notched points, and an abundance of milling stones, mortars, and pestles. The Gonzaga Complex is the third complex; it ranges from 300 to 1000 A.D. and is characterized by extended burials, bowl mortars, shaped pestles, squared and tapered stem projectile points, bone awls, grass saws, and a shell industry composed of distinctive shell ornaments and beads. Lastly, the Panoche Complex ranges from 1500 A.D. to European contact (mid to late 1700 A.D.) and is characterized by the presence of fewer milling stones, varied mortars and pestles, small side-notched arrow points, clamshell disc beads, bone awls, whistles, saws, and tubes.

Ethnographic Setting

The Project site is located within the southernmost portion of the Northern Valley Yokuts territory. The Northern Valley Yokuts territory extended from the Mokelumne River to the north, well into the San Joaquin Valley and Sierra Nevada foothills in the south (Wallace 1978). The Northern Valley Yokuts traded goods with the Costanoans, Sothern Valley Yokuts, Salinanas, Miwoks, and Foothill Yokuts. The Northern Valley Yokuts traded deer skins, willow bark for baskets, and acorns in exchange for obsidian, bows, arrows, and shell beads. In this area, there was no pottery; however, basketry was highly developed, and spears were skillfully made. The diet of the Northern Valley Yokuts consisted mostly of acorn meal that had been leached of tannin, combined with such delicacies as dried grasshopper and caterpillars, plant bulbs, berries, fish, and small game animals (Farquhar 1965).

Most Northern Valley Yokuts groups had their first contact with Europeans in the early 1800s, when the Spanish began exploring the Delta. The gradual erosion of the Yokuts culture began during the mission period (1764 to 1834 A.D.). Epidemics of European diseases played a large role in the decimation of the native population. The final blow to the native population came with the Gold Rush, where, in the rush to access the southern mines, Yokut populations were displaced from their existing territories. Ex-miners settling in the fertile valley applied further pressure to the Yokuts, and altered the landforms and waterways of the valley. Many Yokuts resorted to wage labor on farms and ranches. Others were settled on land set aside for them on the Fresno and Tule River Reserves.

Historical Setting

In 1826, Euro-American trappers began to enter the region to hunt fur-bearing animals of the Central Valley. Land grants issued by Spanish, and later Mexican governors, aided in the settlement of the valley, providing settlers with large sections of land for farming and ranching. Prior to the Gold Rush, the San Joaquin Valley was devoted to grazing and hunting, as immense herds of cattle and some horses roamed the valley floor. As a result of the influx from the Gold Rush population, an increase in food production became necessary, which changed the San Joaquin Valley to a center for agriculture. Some of the less-successful miners turned to farming the fertile swamp lands of the San Joaquin Valley (Hoover, 2002).

5. Area of Potential Effect

The Project will affect the entire 4.5-acre Project site, as illustrated in Appendix A. The Area of Potential Effect (APE) studied as part of this cultural resources assessment can be characterized as heavily disturbed, unpaved, and is characterized by sandy silt with gravel and clay deposits. The horizontal APE includes 4.5 acres of land affected by construction activities. The vertical APE is undetermined.

6. Research Design

This work was completed pursuant to CEQA Section 15064.5 and AB 52. The purpose of this archaeological survey is to locate and document any previously recorded and/or new cultural resources, including archaeological sites, features, and isolates that have exceeded 45 years in age within the Project boundaries. The Project site was examined using 3-meter transect intervals where accessible.

This archaeological survey is intended to determine whether cultural resources are located within the boundaries of the Project site, whether any cultural resources therein are significantly eligible pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address any potential impacts to existing or potential resources. The archaeological survey consists of the following tasks:

1. Cultural resources records search to review studies and documentation, specifically for archaeological resources recorded within a one-mile radius of the Project site.
2. Systematic pedestrian survey of the Project site.

7. Methods

Records Search

On October 16th, 2017, Mrs. Sauls, RPA conducted research at SSJVIC and reviewed the status of all recorded historic and prehistoric cultural resources survey and excavation reports completed within one mile of the Project site. In her research, she reviewed additional resources including the National Register, the California Historical Landmarks and Listing of National Register Properties, the California Register, and documents and inventories published by the California Office of Historic Preservation.

According to the records on file at the SSJVIC, three previous cultural resources surveys were conducted within a radius of one-half (1/2)-mile of the Project site. The previous surveys included FR2250 (Bonner 2005), FR2501 (Binning 2008), and FR2722 (Anderson 2015). No archaeological resources were recorded within one-half mile of the Project site or within the APE.

On October 13th, 2017, Mrs. Sauls contacted the NAHC to request a search of its Sacred Lands File to determine if any Native American cultural resources have been recorded in the Project area. On October 23rd, 2017, the NAHC responded stating that no Native American cultural resources were reported from the Sacred Lands File records search within the APE. The NAHC recommends contacting the Native American tribes to determine if any sacred lands are in the Project area. Outreach to Native American tribes is already being conducted by the County under AB 52.

Pedestrian Survey

On October 20th, 2017, Cultural Resources Specialist, Courtney Montgomery, conducted a pedestrian survey on the entire 4.5-acre Project site. Ms. Montgomery surveyed for any above-ground evidence of cultural resources that would be consistent with the prehistoric period (rock shelters, earthworks, foundation remnants, petroglyphs, and pictographs, etc.), or remnants of human activities dating to the historic period within the Project site. Ms. Montgomery took digital photographs of the survey area using

an 8-megapixel mobile camera and documented observations on a survey record form. Soar Environmental will retain copies of photographs and field notes at the main office located at 1401 Fulton Street, Suite 918 in Fresno, California.

The Project site had been extensively graded and is currently being used to store agricultural vehicles and construction equipment. The sparse amount of vegetation on the Project site consists of dried grass on the northern part of the site. During the survey, Ms. Montgomery noted approximately 70% ground visibility, due to the presence of the construction equipment occluding the ground visibility on the Project site. No culturally significant resources were found on the Project site.

A sampling strategy of shovel testing was not performed as part of the Phase I survey, due to the Project site being heavily disturbed.

8. Report of Findings

The October 20th, 2017 survey results were negative. No historic or prehistoric materials were identified within the APE. No further archaeological studies are recommended.

9. Evaluation

Should future ground disturbance activities result in the detection of subsurface cultural deposits not addressed in this report, Soar Environmental makes the following recommendations:

Potential Archaeological Sites

There is a possibility that subsurface archaeological deposits exist in the study area, as archaeological sites may be buried with no surface manifestation. If concentrations of prehistoric or historic-period materials are encountered during ground disturbing activities, Soar Environmental recommends that all work in the immediate vicinity halt until a qualified archaeologist can evaluate the finds and make specific recommendations. Examples of prehistoric materials include obsidian and chert flake stone tools (e.g. projectile points, knives, scrapers) or toolmaking debitage, cultural darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains, and stone milling equipment (e.g. mortars, pestles, handstones). Examples of historical materials include stone, concrete, or adobe footings and walls, filled wells or privies, and deposits of metal, glass, and/or ceramic refuse.

Encountering Human Remains

The possibility of encountering human remains cannot be entirely discounted. If human graves are encountered, work should halt, and the County Coroner should be notified. The California Health and Safety Code Section 7050.5 states it is a misdemeanor to knowingly disturb a human grave. Upon discovery, the Project owner should contact a qualified archaeologist to evaluate the historical significance of the remains. If human remains are of Native American origin, the Coroner must notify the NAHC within 24 hours of the identification.

10. References

- Anderson, Katherine, M.A., and Michael Vader.
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Appendix A Area of Potential Effect (APE) Map





1401 Fulton Street, Suite 918 Fresno, CA 93721
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Appendix B
Native American Heritage Commission Correspondence



NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



October 23, 2017

Consuelo Sauls
Soar Environmental Consulting

Sent by Email: csauls@soarhere.com
Number of Pages: 2

RE: Fresno CPA APN 449-110- 23, Fresno North, Fresno County

Dear Ms. Sauls:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. **Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.**

I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. **By contacting all those on the list, your organization will be better able to respond to claims of failure to consult.** If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: Sharaya.souza@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharaya Souza".

Sharaya Souza
Staff Services Analyst
(916) 573-0168

**Native American Heritage Commission
Native American Contacts
10/23/2017**

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(559) 374-0055

Cold Springs Rancheria
Carol Bill, Chairperson
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Tollhouse, CA 93667

(559) 855-5043

(559) 855-4445 Fax

Dumna Wo-Wah Tribal Government
Robert Ledger SR., Tribal Chairperson
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Fresno, CA 93703 Mono
ledgerrobert@ymail.com

(559) 519-1742 Office

Dunlap Band of Mono Indians
Chairperson
Box 44 Mono
Dunlap, CA 93621

(559) 338-2545

Kings River Choinumni Farm Tribe
Stan Alec
3515 East Fedora Avenue Foothill Yokuts
Fresno, CA 93726 Choinumni

(559) 647-3227 Cell

North Fork Mono Tribe
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Picavune Rancheria of Chukchansi Indians
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Santa Rosa Indian Community of the Santa Rosa Rancheria
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Table Mountain Rancheria of California
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This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessments for the Fresno CPA APN-190-29S, Chounet Ranch, Fresno County.

**Native American Heritage Commission
Native American Contacts
10/23/2017**

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Wuksache Indian Tribe/Eshom Valley Band
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