



County of Fresno

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

E201910000020

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED

JAN 15 2019

TIME: 12:40pm

FRESNO COUNTY CLERK
By *[Signature]*
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7402 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7402 and **AMENDMENT APPLICATION NO. 3827** filed by **XIN LING LAO** on behalf of **CENTRAL VALLEY MEDICAL SERVICES, LLC**, proposing to rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs. The project site is located on the south side of Shaw Avenue on the southeast corner of its intersection with Third Street, in the unincorporated community of Biola (SUP. DIST. 1) (APN 016-480-30). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7402, and take action on Amendment Application No. 3827 with Findings and Conditions.

(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. 7402 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 January 18, 2019 through February 17, 2019.

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

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

IS Application No. 7402 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), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the

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draft Mitigated Negative Declaration for the Proposed Project may be obtained from Danielle Crider 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 7, 2019, 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 Danielle Crider at (559) 600-9669.

Published: January 18, 2019



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. 7402 and Amendment Application No. 3827
2. **Lead agency name and address:** County of Fresno, 2220 Tulare St. 6th Floor, Fresno, CA 93721
3. **Contact person and phone number:** Danielle Crider, Planner, (559) 600-9669
4. **Project location:** The project site is located on the south side of Shaw Avenue on the southeast corner of its intersection with Third Street, in the unincorporated community of Biola. (APN 016-480-30).
5. **Project sponsor's name and address:** Xin Ling Lao, 10664 N. Ponderosa Dr., Fresno, CA 93730 on behalf of Central Valley Medical Services, LLC
6. **General Plan designation:** Medium Density Residential
7. **Zoning:** R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)** Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:** The project is adjacent to agricultural land to the north and west, and it is adjacent to multi-family housing development to the east and south. It is located on an arterial road, Shaw Avenue, and it is situated in the northwest corner of the unincorporated community of Biola.
10. **Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)** None.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** The Dumna Wo Wah Tribal Government requested consultation on December 19, 2017. Two letters were sent by the County attempting to coordinate consultation with the Tribe, and consultation was concluded when the County received no further communication from the Tribe.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & 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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

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:

Danielle Crider
Danielle Crider, Planner

Marianne Mollring
Marianne Mollring, Senior Planner

Date: 1-15-19

Date: 1-15-19

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7402 and
Amendment Application No. 3827)**

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

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 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

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 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?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 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 state or federally-protected wetlands (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 pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 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?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 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 direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 3 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. 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?

IX. 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 2 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- 2 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 2 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on- or off-site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 2 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 2 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 2 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?
- 2 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?

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 2 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 2 i) Fire protection?
- 2 ii) Police protection?
- 2 iii) Schools?
- 2 iv) Parks?
- 2 v) Other public facilities?

XVI. 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?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XVII. TRANSPORTATION

Would the project:

- 2 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 2 d) Result in inadequate emergency access?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 3 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- 3 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public

Documents Referenced:

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

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

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Central Valley Medical Services, LLC/Xin Ling Lao
- APPLICATION NOS.: Initial Study Application No. 7402 and Amendment Application No. 3827
- DESCRIPTION: Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs.
- LOCATION: The project site is located on the south side of Shaw Avenue on the southeast corner of its intersection with Third Street, in the unincorporated community of Biola (SUP. DIST. 1) (APN 016-480-30).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: NO IMPACT:

The project site is located on the edge of a small community, bordering both on productive agricultural land and densely developed housing. There are no scenic vistas, scenic highways (Caltrans), historic buildings (SSJVIC), or other scenic resources that will be impacted by the proposed project. Additionally, development of the same lot

coverage and height is already allowed on the subject parcel; this project simply expands the uses allowed on site. No specific development is being authorized at this time, but this rezone application will have no impact on scenic resources at the time the parcel is developed.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The existing R-2 (Low-Density Multiple-Family Residential) Zone District of the subject parcel allows development with the potential to cause light and glare impacts, and this will not change with the proposed zone change. The maximum building height and lot coverage will remain the same. To ensure that surrounding properties are not negatively impacted by light pollution from any future development, the following Mitigation Measure shall be required.

* **Mitigation Measure(s)**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The property is not subject to a Williamson Act Contract, and is currently zoned for a non-agricultural use: R-2 (Low-Density Multi-Family Residential, 6,600 square-foot minimum parcel size). According to the Department of Conservation's Important Farmland Map (2014) the subject parcel is designated as "Urban and Built Up Land." No farmland will be directly impacted by the proposed project.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project is not in a forested area, and will not lead to the conversion of forest land to non-forest use.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is located directly across Third Street and Shaw Avenue from actively-cultivated agricultural parcels. The existing roadways will serve as a buffer between the agricultural and non-agricultural uses. Development of similar uses and with similar development restrictions is already allowed on the subject parcel. Allowing a sign and a small, ground-floor, professional or medical office in addition to multi- or single-family housing will not lead to large-scale development projects that could remove farmland in the area, nor will it create new pest management or traffic impacts.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County is a non-attainment area for PM-10, PM-2.5, and ozone. Construction activities, increased traffic trips, and day-to-day energy use at a professional office or housing development in this location could contribute to an increase in criteria pollutants. However, no new housing uses will be allowed with the rezoning of the parcel, and any potential future development is limited by the 1-acre parcel size, the 20-foot height restriction, the 50% lot coverage requirement, and restrictions on the office uses. Additionally, all future development that could occur on the subject parcel as a result of the proposed rezoning will be subject to the oversight of the San Joaquin Valley Air Pollution Control District (SJVAPCD). A small medical office, for example, would only be subject to Indirect Source Review (District Rule 9510) if a future facility

exceeded 20,000 square feet of medical office space. If this is the case when future development occurs, Indirect Source Review (ISR) would be required prior to the acquisition of building permits. Otherwise, it can be determined that the use will produce less than two tons of NOx per year and less than two tons of PM 10 per year, and would therefore have a less than significant effect on air quality. The ISR process produces project-specific measures that must be followed to ensure a less than significant impact on air quality. Therefore, project oversight by SJVAPCD, that is dictated by California state law, will ensure that the rezoning of the subject parcel does not impact any long-term air quality goals.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

There are no sensitive receptors near the project site (SJVAPCD).

D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The project will not produce other emissions, such as odors, that would adversely affect a substantial number of people. Only unobtrusive uses that are compatible with residential development are allowed in the R-P (Residential and Professional Office) Zone District.

IV. BIOLOGICAL RESOURCES

Would the project:

A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The California Department of Fish and Wildlife (CDFW) reviewed and commented on the proposed project and expressed no concerns regarding its potential to impact special-status species. The rezoning of the subject parcel will not allow development where development was otherwise not allowed; it will simply authorize a different type of development. Any impacts to potentially present special-status species, such as lights, ground disturbance, traffic, and other construction-related activities, are already allowed by right under the current R-2 (Low-Density Multi-Family Residential, 6,600 square-foot minimum parcel size) Zone District. Allowing the property to be developed in the future as a small professional office, or as residential development, will not put any special-status species at a greater risk of being impacted.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

The nearest riparian habitat is approximately 0.5 mile north of the project site, along the banks of the San Joaquin River (Chico Research Foundation). The future development of a small office or housing on the subject one-acre parcel will not impact this riparian habitat. It also will not conflict with any local plans or policies. There are no sensitive natural communities located in the area.

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

FINDING: NO IMPACT:

The only wetland in the project vicinity is a seasonally flooded man-made canal that runs approximately 55 feet north of the project site on the north side of Shaw Avenue. This canal will not be directly impacted during any potential future development of the subject parcel because of the physical separation.

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

FINDING: NO IMPACT:

The project will not allow any uses which could further inhibit the movement of any fish or wildlife species. Site development is already allowed by right under the current zone district, and the parcel is not located on or adjacent to any waterways or special wildlife corridors.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

There are no conservation plans that apply to the area, and the project will not conflict with any relevant local or regional conservation policies.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Dumna Wo Wah Tribal Government requested consultation on this project on December 17, 2017. The County made an effort to work with the Tribal Government on the matter, however, the tribe did not respond to our correspondence. The project was sent to the Southern San Joaquin Valley Information Center (SSJVIC) and it was determined that the project had been surveyed by a qualified cultural resource consultant, and that there are no known cultural resources identified on the project site. Additionally, there are no structures present on site that could have historic significance, and there are no known historic resources in the area which could be indirectly impacted. To ensure that no resources are negatively impacted during ground disturbance, adherence to the following mitigation measure will be required.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities related to this project, 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 should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No development is being approved at this time. The only uses that will be allowed by right, if the rezone application is approved, are single-family and multi-family housing, a

sign, and a small medical, dental, or professional office. These operations will be subject to the standards set forth by the San Joaquin Air Pollution Control District, and typically these uses are not unnecessarily wasteful or inefficient. The project does not conflict with any energy-related polices.

VII. GEOLOGY AND SOILS

Would the project:

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

FINDING: NO IMPACT:

The proposed project would allow the development of a small office or low-density housing on the subject parcel. It will not change the probability of these natural disasters occurring in the vicinity or their ability to inflict adverse effects. The project is not in an area of steep slopes, and the peak horizontal ground acceleration is estimated to be 0-20% during any seismic activity (Fresno County General Plan Background Report [FCGPBR]). It is not located near a fault line. Low-density, single- and multi-family housing is already allowed in the R-2 Zone District, therefore risk of loss, injury, or death will remain the same.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The parcel is currently zoned R-2 (Low-Density Multi-Family Residential), which allows substantial ground disturbance and development by right; this will remain the same if the project is approved. The parcel is located in a flat area, and any substantial grading activities that could increase risk of erosion or top soil loss will require grading permits.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

The project is not located in an area of expansive soils or steep slopes (FCGPBR).

- 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?

FINDING: NO IMPACT:

The parcel will be served by the Biola Community Service District, which includes sewer services.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As discussed in the Cultural Resources section, it is not anticipated that paleontological resources will be encountered or damaged during the development of this parcel. A Mitigation Measure will ensure that if resources are discovered, construction ceases and the proper entities are notified. See Mitigation Measure 1, Section V. C.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project does not permit any specific development; it simply changes the uses allowed by right on the subject property. In addition to low-density, multi-family residential (R-2), a small office and sign would now be allowed. As discussed in the Air Quality section, an ISR (Indirect Source Review) could be required for future development at the time of permitting if the development meets certain thresholds. If these thresholds are not met, it can be assumed that the project will not have a significant impact on greenhouse gas emissions (specifically that it will produce less than two tons of NO_x per year). The San Joaquin Air Pollution Control District's regulation ensures a less than significant impact for future by-right development on the project site.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school; or
- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located approximately 570 feet north of Biola-Pershing Elementary School and approximately one half-mile from two toxic release sites (TRI), Actagro LLC and Sealed Air Corporation. Both facilities are currently in compliance with the relevant regulatory bodies. Rezoning the subject property does not authorize any development; it simply expands the uses allowed on the property. These new uses include a ground-floor medical, dental, or professional office, and signs. Small quantities of hazardous materials could be used on site or transported as a part of these uses. However, there is extensive regulation in place which will require the proper storage, inspection, and reporting of any hazardous materials that could be used on the project site as a part of the proposed land uses.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The nearest public airport, Sierra Sky Park, is approximately eight miles northeast of the project site, and there are no private airstrips within the project's vicinity.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project does not authorize any new development at this time. The North Central Fire Department will review all building plans prior to permitting to ensure that there are no fire safety concerns. This project is located in a Local Responsibility Area, hazard class Non-Wildland/Non-Urban. The Sheriff's Office reviewed the project and has no concerns with the proposal.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; or
- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - 1. Result in substantial erosion or siltation on or off site; or
 - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
 - 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 4. Impede or redirect flood flows; or
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or
- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Rezoning the subject parcel does not authorize any new development; it only expands the future uses allowed on site. When a specific project is proposed, the plans will be reviewed by County staff to ensure that grading activities and project design do not lead to water quality impacts or flooding. The proposed zone district (R-P) limits lot coverage by buildings and structures to 50% of the total lot area, the same limitation set forth by the current (R-2) zone district. The project is in a relatively flat area, and is not located in a FEMA flood zone. There are no seasonal streams running through the subject parcel

(USFW, Wetlands Mapper), and it is not in a tsunami or seiche zone. The proposed new uses include a medical, dental, or professional office and a sign. Multi-family and single-family residential uses are already allowed, and will continue to be allowed. It is unlikely that the proposed uses would create more polluted or poorer quality runoff than the existing allowable uses on the subject parcel.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is located on the northwestern corner of the unincorporated community of Biola on an undeveloped parcel. The development of new housing or a small neighborhood office would not create a barrier; it would be developed at a similar density and height to the existing structures, and it would expand the community.

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone would change a one-acre parcel from the R-2 (Low-Density Multiple-Family Residential) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District, limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs. Due to lack of R-3 and R-4 Zone Districts in the County, which allow for higher density multi-family housing developments, all parcels that are zoned R-2 or that would otherwise allow development of multi-family residential units have been identified in the vacant land inventory of our Fifth-Cycle Housing Element update of the General Plan to accommodate the County's share of Regional Housing Needs Allocation (RHNA) assigned to Fresno County by the State. According to Program 4 of the Housing Element "Monitoring of Residential Capacity (No Net Loss)", if a site is targeted for rezone and will result in reduction of inventory in the Low- and Very-Low-Income categories, a site of equal acreage must be re-designated and rezoned to replace the parcel that will be removed from the inventory. In this circumstance, rezoning the one-acre subject parcel will reduce the acreage of R-2 zoned land, but the development of multi-family housing for low- and very-low-income individuals would still be possible on this parcel. Therefore, the County will not request that a site of equal acreage be rezoned to R-2 and effectively replace the subject parcel.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

There are known sand and gravel resources nearby, associated with the San Joaquin River (FCGPBR). However, the project site is not on the river, and the development of any of the proposed uses would not inhibit the mining of these resources.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezoning of the one-acre property does not authorize any specific development; it simply expands the existing allowed uses to include a small, ground-floor medical, dental or professional office and a sign. The construction and operation of a small office will not result in more noise or vibration than single- or multi-family housing development, which is already allowed on the site. The most likely source of noise would be from customer and employee cars. The Fresno County Noise Ordinance will still apply.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The nearest public airport, Sierra Sky Park, is approximately eight miles northeast of the project site, and there are no private airstrips within the project's vicinity.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

FINDING: NO IMPACT:

No new housing development or road improvements are proposed at this time. The development of single- or multi-family housing is already allowed on the site, and the project seeks to add a small medical, dental, or professional office, and a business sign to these allowed uses. The rezoning of this parcel will not change the development requirements for any housing, so the potential quantity of housing that could be developed on this site will not change.

- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The site is undeveloped, so there is no housing on site that could be displaced. There is multi-family housing adjacent to the site, but the proposed zone district is designed to be compatible with residential uses.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection;
2. Police protection;
3. Schools;
4. Parks; or
 - i. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Biola Community Service District has expressed their support of the proposed project. They provide water, sewer, and trash services to the community. The project does not propose to allow a higher density of housing, so parks and schools will not become inadequate as a result of the project. Plans of all new development in the

County must be reviewed by the applicable fire department prior to final permitting, and the County Sheriff's department has conveyed that they have no concerns with the proposal. Access and response times in the area for emergency services should not be impacted due to the minor change in zoning, small size of the subject parcel, and its location on a well-maintained Arterial road.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The proposed project will not affect demographics or population growth. Therefore, it will not require the construction or expansion of recreational facilities or the usage of existing parks. Additionally, the construction of recreational facilities would not be allowed with the approval of this project.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezoning does not conflict with any plans, ordinances, or policies relating to transportation. The anticipated trip generation that could result from the proposed rezoning is not expected to have a significant impact on circulation or road quality. This is a result of the small parcel size (one acre) and limited change in allowed uses. Additionally, Shaw Avenue is classified as an Arterial road, and it is in excellent condition, so it will sufficiently serve future development. At the time of development, the parcel must take access from Third Street and/or Shaw Avenue, and will cross an existing sidewalk that provides pedestrian access throughout the community of Biola. These sidewalks were built as a Condition of Approval for Tentative Tract No. 5322, and the requirement of sidewalk connectivity on this parcel will not change as a result of this project.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Residential development is already allowed on the subject parcel; the proposed uses include a small ground-floor medical, dental or professional office. These uses would serve the residents of Biola, who all live within 0.6 mile of the subject parcel. An office of this nature might also serve residents of the surrounding rural area. These individuals may drive a longer distance than the residents of Biola, but the alternative would likely be driving to Fresno for similar services. Fresno is approximately six miles east of Biola. Therefore, the proposed rezoning could facilitate future development that could decrease the total vehicle miles traveled in the area. Any future development of this parcel would serve Biola or the surrounding rural community. It is not intended to provide a unique regional service or attraction.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: NO IMPACT:

The future development of housing or small offices will not create dangerous conditions on the adjacent roads, Shaw Avenue or Third Street. A sign would now be allowed, but plans for such a sign would be held to the standards of Section 831.5-K, which will ensure it does not present a traffic hazard.

- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is adjacent to Shaw Avenue, Third Avenue, and existing multi-family housing. The adjacent housing is not accessed through the subject parcel, and no development on the parcel will be allowed to block Third Avenue in a manner that would prevent emergency access to this housing development. Shaw Avenue is an Arterial road, so any development here will have excellent emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Southern San Joaquin Valley Information Center (SSJVIC) indicated that the subject parcel has been surveyed for cultural resources and none were identified. The County of Fresno invited all interested tribes to consult on the project, and only the Dumna Wo Wah Tribal Government responded to the request. They did not further communicate with the County when an effort was made to schedule a meeting and discuss their concerns. A good faith effort was made. Based on the record search provided by SSJVIC, it is unlikely that any future development authorized by this project would disturb cultural resources. However, the Mitigation Measure included in Cultural Resources Section V will ensure that in the case resources are encountered, construction will cease and the proper entities will be notified.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or
- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Currently, the R-2 Zone District allows for the development of single- or multi-family housing. These uses would still be allowed, but a small ground-floor medical, dental or professional office would also be allowed. These new uses would not necessarily

produce a larger quantity of waste, wastewater, or storm water, or consume a larger quantity of water. The Biola Community Service District (BCSD) has agreed to serve the parcel with water, sewer, and trash services, and is supportive of the proposal.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

This project is located in a Local Responsibility Area, hazard class Non-Wildland/Non-Urban.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The proposed project will have a less than significant impact on wildlife and cultural resources with adherence to the mandatory Mitigation Measures.

- 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Cumulative impacts to roads, traffic, air quality, and public services were evaluated and determined to be less than significant with adherence to mandatory state and local policies.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any impacts to humans were determined to be less than significant as a result of location, project scope, and mandatory adherence to state and local policies.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3827, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Recreation and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Transportation, and Utilities and Service Systems have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, and Tribal and Cultural Resources have determined to be less than significant with adherence to the 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 southwest corner of Tulare and "M" Street, Fresno, California.

DTC:ksn

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County of Fresno

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

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study Application No. 7402, Amendment Application No. 3827

Location: The subject parcel is located on the south side of Shaw Avenue on the southeast corner of its intersection with Third Street, in the unincorporated community of Biola. (SUP. DIST. 1) (APN 016-480-30).

Sponsor: Xin Ling Lao on behalf of Central Valley Medical Services, LLC

Description: Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs.

This is to advise that the County of Fresno (Lead Agency Responsible Agency) has approved the above described project on March 7, 2019, and has made the following determination:

1. The project **will** **will not** have a significant effect on the environment.
2. An Environmental Impact Report (EIR) **was not** prepared for this project pursuant to the provisions of CEQA. / A Mitigated Negative Declaration **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures **were** **were not** made a condition of approval for the project.
4. A statement of Overriding Consideration **was** **was not** adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Danielle Crider, Planner
dacrider@fresnocountyca.gov
(559) 600-9669

Date

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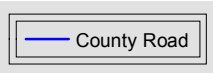
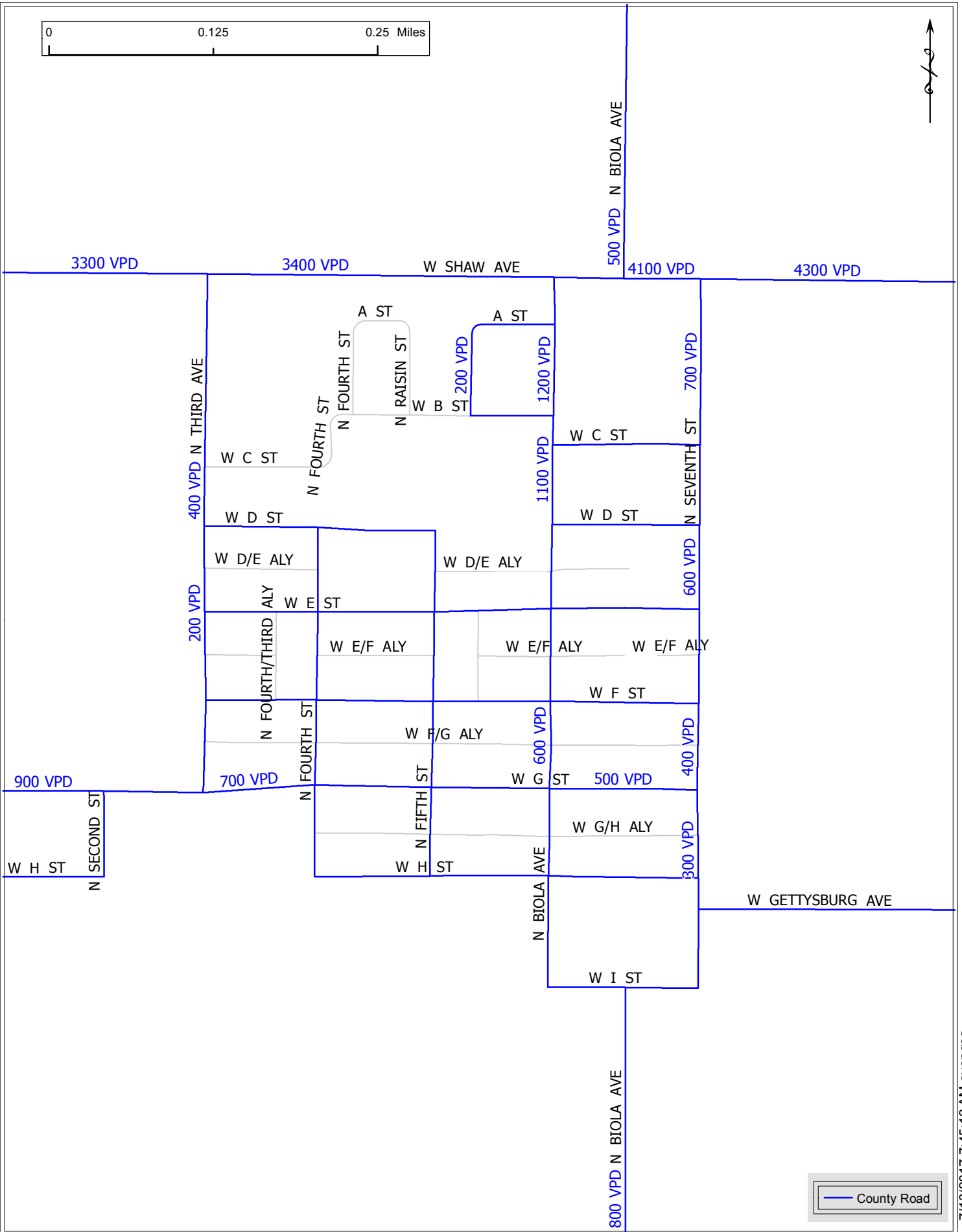
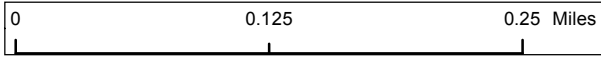
File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7402	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Danielle Crider, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Project Applicant/Sponsor (Name): Central Valley Medical Services, LLC (Xin Ling Lao)	Project Title: Amendment Application No. 3827		
Project Description: Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs.			
Justification for Negative Declaration: It has been determined that there would be no impacts to Recreation and Wildfire. Potential impacts related to Agricultural and Forestry Resources, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Transportation, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, and Tribal and Cultural Resources have determined to be less than significant with adherence to the Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – January 18, 2019		Review Date Deadline: Planning Commission – March 7, 2019	
Date: TBD	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Planner	

State 15083, 15085

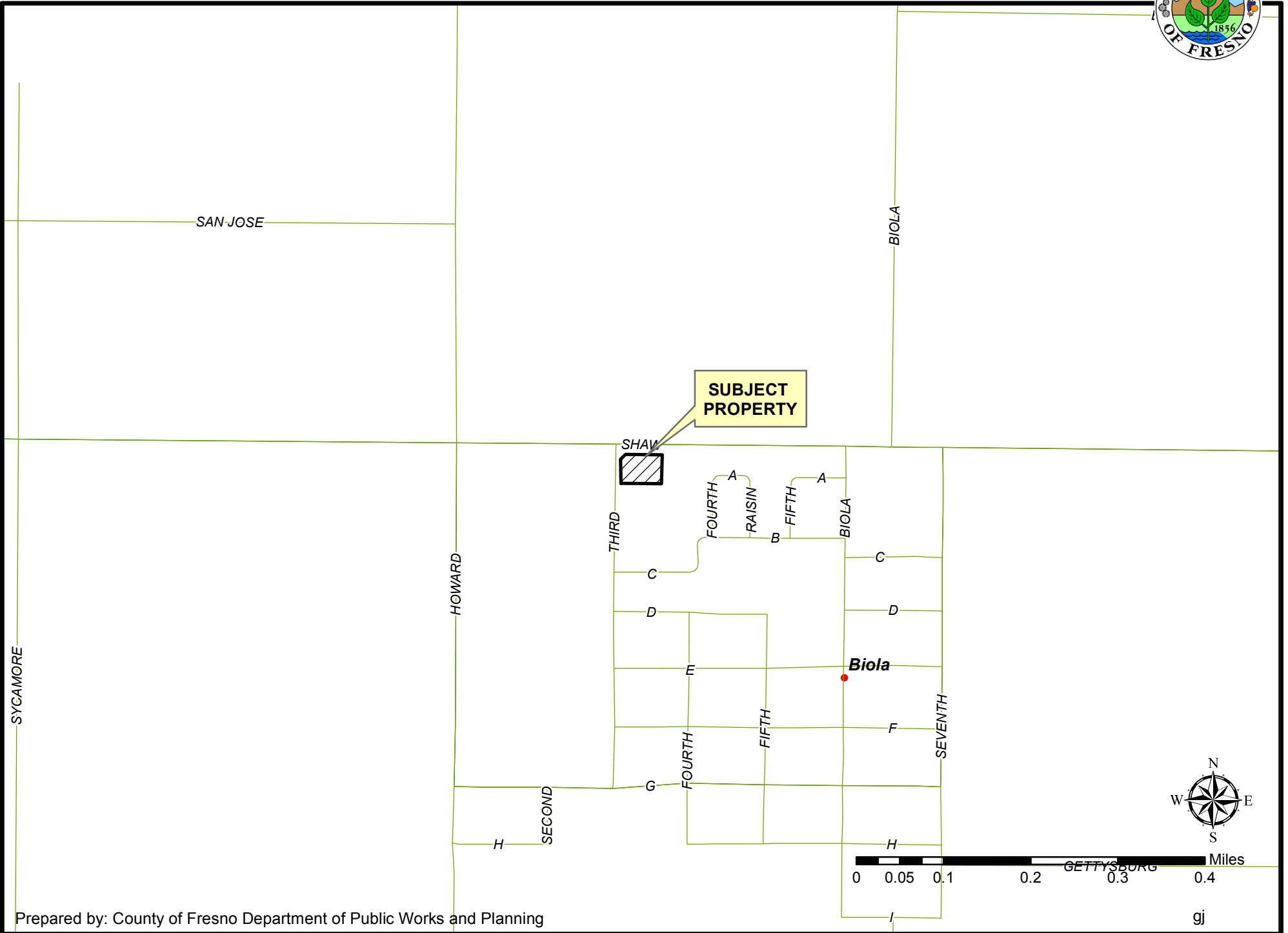
County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

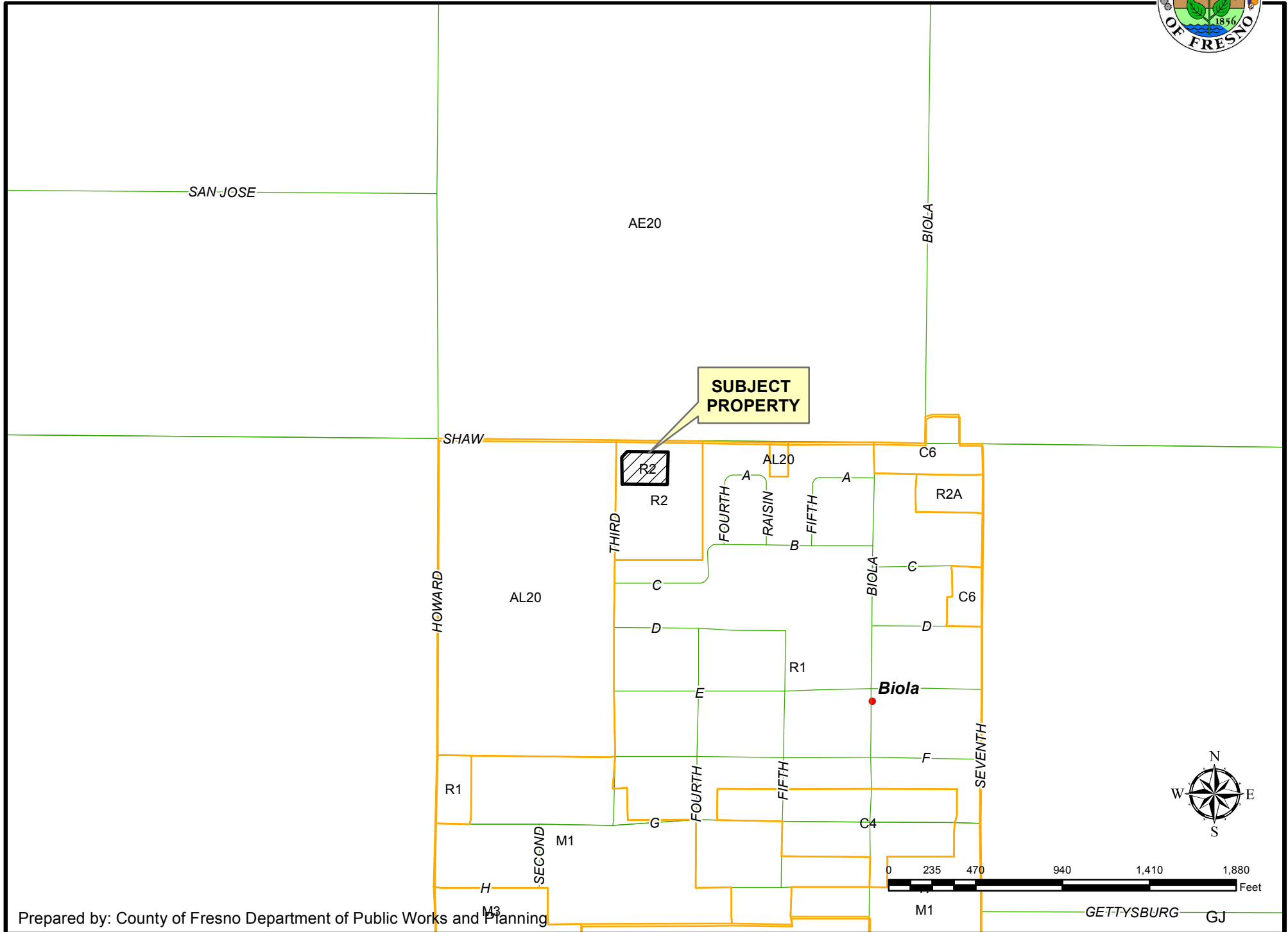
Traffic Volumes In Biola, CA



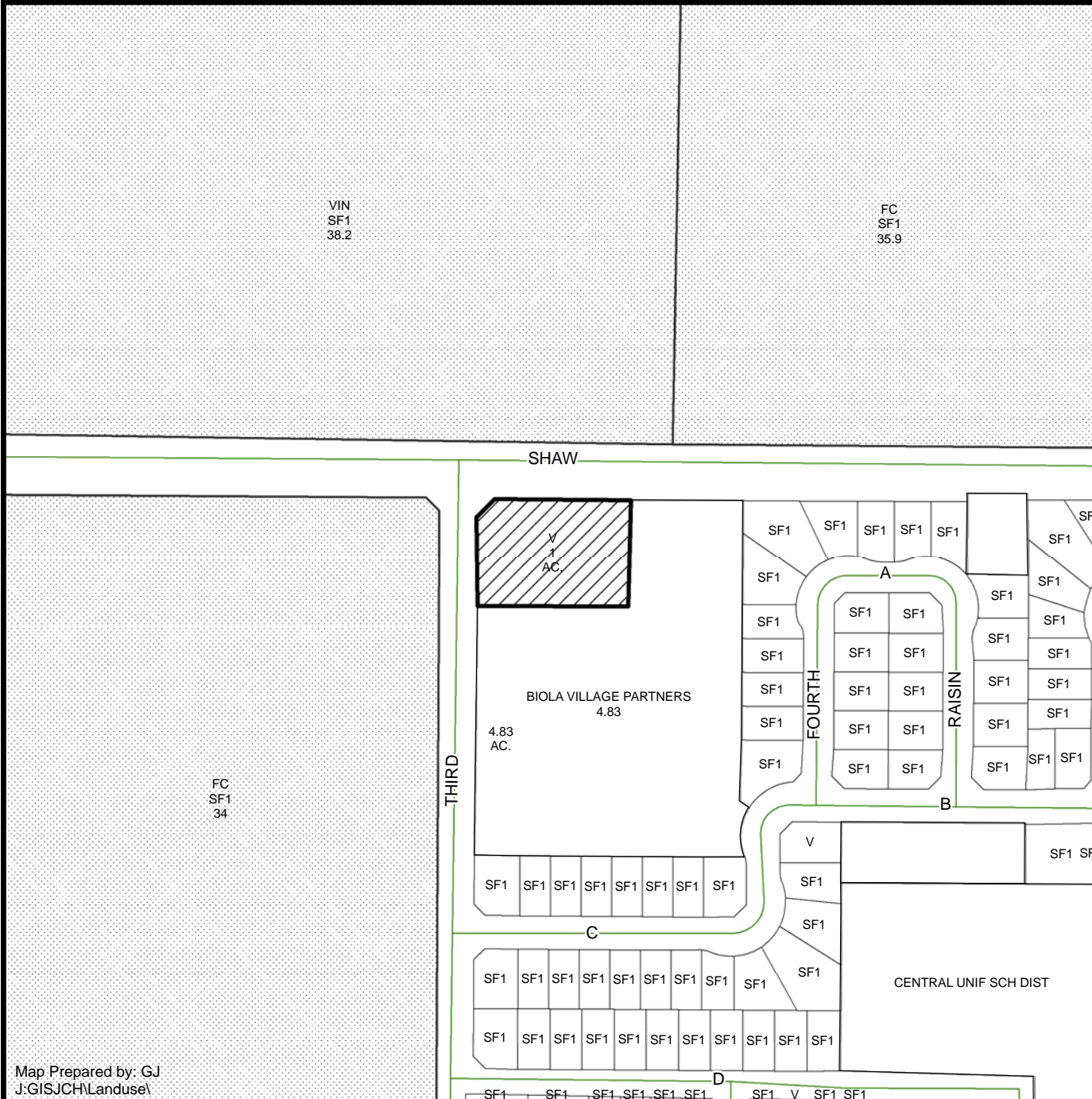
LOCATION MAP



EXISTING ZONING MAP





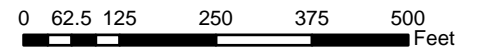
EXISTING LAND USE MAP



LEGEND
C# - COMMERCIAL
CHU - CHURCH
FC - FIELD CROP
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

