



County of Fresno

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

DATE: January 24, 2022

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker
Resources Division, Special Districts, Attn: Amina Flores-Becker/Chris Bump
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Transportation Planning, Attn: Mohammad Alimi/Brian Spaunhurst/Gloria Hensley
Community Development Division, Attn: Glenn Allen, Division Manager
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/ Steven Rhodes
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice
County Counsel, Attn: Alison Samarin, Deputy County Counsel
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CALTRANS District 6, Attn: David Padilla, Branch Chief, Transportation Planning (North)
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Cinthia Reyes
Sanger Unified School District, Attn: Ryan Kilby, Adela Jones, Superintendent
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Officer
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com

FROM: Jeremy Shaw, Planner
Development Services and Capital Projects Division

SUBJECT: Initial Study No. 7905 and Tentative Tract Map Application No. 6334

APPLICANT: Edward Barton

DUE DATE: February 7, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division has prepared an Initial Study for Tentative Tract Map Application No. 6334 proposing to allow the creation of a nine-lot subdivision from 19.76-acre parcel, with each lot containing approximately two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

The subject parcel is located on the west side of North Greenwood Avenue approximately 600 feet south of its intersection with E. Clinton Avenue, and approximately three miles southeast of the City of Clovis (309-191-85) (2383 N. Greenwood Avenue) (SUP. DIST. 5) .

A Negative Declaration has been preposed for this Initial Study.

We must have your comments by **February 7, 2022**. Any comments received after this date may not be used.

If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline .

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207 or email jshaw@fresnocountyca.gov

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Activity Code (Internal Review): 2361

Enclosures



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County of Fresno

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

FILED
JAN 19 2022
TIME 4:14 pm
By Jessica Munoz
FRESNO COUNTY CLERK
Jessica Munoz DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 7905 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 7905 and **TENTATIVE TRACT MAP APPLICATION NO. 6334** filed by **EDWARD BARTON**, proposing to allow the creation of a nine-lot subdivision from a 19.76-acre parcel, with each lot containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the west side of N. Greenwood Avenue approximately 600 feet south of Clinton Avenue, approximately three miles southeast of the City of Clovis (APN: 309-191-85) (2383 N Greenwood Ave.) (SUP. DIST. 5).

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 7905 and the draft Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Negative Declaration from January 20, 2022, through February 18, 2022.

Email written comments to jshaw@fresnocountyca.gov, or mail comments to:

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

IS No. 7905 and the draft Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Negative Declaration for the Proposed Project may be obtained from Jeremy Shaw at the addresses above.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County").

E202110000011

Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at jpotthast@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on March 10, 2022, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Negative Declaration.

For questions, please call Jeremy Shaw at (559) 600-4207.

Published: January 24, 2022



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study No. 7905, Tentative Tract Map Application No. 6334
2. **Lead agency name and address:**
Fresno County .
3. **Contact person and phone number:**
Jeremy Shaw (559) 600-4207.
4. **Project location:**
The project site is located on the west side of N. Greenwood Avenue, approximately 600 feet south of Clinton Avenue, approximately three miles southeast of the City of Clovis (APN 309-191-85) (2383 N. Greenwood Ave.) (SUP. DIST. 5).
5. **Project sponsor's name and address:**
Edward Barton.
6. **General Plan designation:**
Rural Residential.
7. **Zoning:**
R-R (Rural Residential, two-acre minimum parcel size) Zone District.
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the creation of a nine-lot subdivision from a 19.76-acre parcel, with each lot containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located in an area of both low-density residential development and agricultural uses.
10. **Other public agencies whose approval is required (e.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.?**
None of the tribes who were notified of this project under the provisions of AB52, responded to the notification or requested consultation.

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:



Jeremy Shaw, Planner

Date: 1-20-22

REVIEWED BY:



David Randall, Senior Planner

Date: 1-20-22

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study No. 7905 and
Tentative Tract Map
Application No. 6334)**

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 a 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?
- 2 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?
- 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

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?
- 1 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?
- 2 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:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 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?
- 1 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?
- 2 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?
- 1 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:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle 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, 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, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. GEOLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater 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?
- 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 or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1 i) Result in substantial erosion or siltation on or off site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 1 iii) 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
 - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 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:

- 1 a) Physically divide an established community?
- 1 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:

- 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?

XIII. NOISE

Would the project result in:

- 1 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?
- 1 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, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 2 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?

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:

- 1 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?
- 1 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?
- 1 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?
- 1 iv) Parks?
- 1 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?

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)?
- 2 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?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 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:
- 1 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
- 1 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 Resources Code Section 5024.1? In applying the criteria set

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?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 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.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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 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 General Plan Background Report (FCGPBR)

Fresno County Zoning Ordinance

2016 Fresno County Important Farmland Map, State Department of Conservation

The California Department of Fish and Wildlife, California Natural Diversity Database (CNDDB) mapping tool

The U.S. Fish and Wildlife Service, National Wetlands Inventory (NWI) Wetlands Mapper

Greenhouse Gas Emissions and Vehicle Miles Travelled Memorandum for Tentative Tract Map No. 6334, dated March 26, 2021

JS

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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 7905	LOCAL AGENCY DRAFT 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): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Project Applicant/Sponsor (Name): Edward Barton	Project Title: Initial Study No. 8027/ Tentative Tract Map Application No.6334		
Project Description: Allow the creation of a nine-lot subdivision, from a 19.76-acre parcel with each lot containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject property is located on the west side of N. Greenwood Avenue approximately 600 feet south of Clinton Avenue, approximately three miles southeast of the City of Clovis (APN: 309-191-85) (2383 N. Greenwood Ave.) (SUP. DIST. 5).			
Justification for Negative Declaration: Based upon the Initial Study prepared for Tentative Tract Map Application No. 6334, 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 Agricultural and Forestry Resources, Energy, Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Recreation, Tribal Cultural Resources and Wildfire. Potential impacts related to and Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Population and Housing, Public Services Transportation, and Utilities and Service Systems, have been determined to be less than significant.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – January 24, 2022		Review Date Deadline: Planning Commission – March 10, 2022	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Jeremy Shaw Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
DRAFT NEGATIVE DECLARATION**



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Edward Barton

APPLICATION NOS.: Initial Study No. 7905; Tentative Tract Map Application No. 6334

DESCRIPTION: Allow the creation of a nine-lot subdivision from a 19.76-acre parcel, with each lot containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of N. Greenwood Avenue approximately 600 feet south of Clinton Avenue, approximately three miles southeast of the City of Clovis (APN: 309-191-85) (2383 N Greenwood Ave.) (SUP. DIST. 5).

I. AESTHETICS

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

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

FINDING: NO IMPACT:

The area is rural residential in character and the creation of the proposed lots and subsequent development would be consistent with the existing land uses in the area and will not degrade the visual character of the neighborhood. No scenic resources or scenic vistas were identified in the analysis, and Greenwood Avenue is not a designated Scenic Drive in the County's General Plan.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No specific development is proposed with, nor will any development be approved with the approval of this tract map. However, any new lighting associated with subsequent residential development will be required to comply with applicable County property development standards.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: NO IMPACT:

The subject property does not contain any active agricultural operation and is zoned for Rural Residential land uses.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The subject parcel is not restricted under Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not zoned as forest land or timberland, or for timberland production therefore it will not result in the conversion of timberland or forestland; nor will it result in the conversion of farmland.

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in a cumulatively considerable net increase in criteria pollutants.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

The project proposes the creation of nine lots which could be developed with single family residences in the future. Such construction may require permits from the San Joaquin Valley Air Pollution control district, where applicable. The potential exists for individuals residing nearby to be exposed to emissions from construction equipment and particulate matter from dust created during construction. However, such emissions are not anticipated to result in substantial pollutant concentrations.

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

FINDING: NO IMPACT:

Subsequent residential development of the property is not anticipated to result in any emissions which would adversely affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or

regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

A search of the US Fish and Wildlife Service IPaC resources database produced a resource list of species, both plant and animal that may have the potential to exist on or in the vicinity of the project site. The IPaC list indicated that the Federally Endangered Fresno Kangaroo Rat and Federally Endangered San Joaquin Kit Fox, the Federally threatened Yellow-Billed Cuckoo, the Federally Endangered Blunt-nosed Leopard Lizard, the Federally threatened Giant Garter Snake, the Federally threatened California Red Legged Frog, the Federally threatened California Tiger Salamander, the Conservancy Fairy Shrimp, and the Vernal pool Fairy Shrimp. Flowering plant species including Fleshy Owl's Clover, and Greene's Tuctoria. A review of the California Department of Fish and Wildlife California Natural Diversity Database (CNDDDB) BIOS Viewer indicate that the subject property is located approximately .4 miles northwest of recorded occurrence of the Federally endangered Greene's Tuctoria. The subject parcel is also located within the range of the Fresno Kangaroo Rat; however, it is not within any predicted habitat or final critical habitat. The subject property is also within the range, and near predicted habit of medium suitability, of the San Joaquin Kit Fox. According to the CDFW RareFind query tool for the CNDDDB there have been approximately eight occurrences of Kit Fox recorded between 1975 and 2002 in geographically dispersed areas of Fresno County; the subject property is located within 3.5 miles of one recorded occurrence within one mile of the City of Sanger between 1980-1989, however there have been no recent occurrences in the vicinity of the project site.

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

FINDING: NO IMPACT:

No State or Federally protected wetlands were identified in the analysis.

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

FINDING: NO IMPACT:

No suitable habitat for migratory fish or wildlife species was identified on the project site through either the CNDDDB or US Fish and Wildlife Service IPaC Resources database. This project involves only the subdivision of land formerly suited to agricultural

purposes. While it is reasonable to anticipate the property will be developed with single-family residences in the future, impacts to potential wildlife habitat or wildlife is a possibility, such impacts would be less than significant.

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

FINDING: NO IMPACT:

No conflicts with local policies or ordinances, habitat conservation plans, or natural community conservation plans were identified which pertain to the subject property or its immediate vicinity.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The proposal is not anticipated to result in significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources. Future residential construction will be subject to the applicable energy efficiency provisions of the Green Building Standards Code.

VII. GEOLOGY AND SOILS

Would the project:

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

FINDING: NO IMPACT:

The project site is not located in an area subject to a substantial risk from seismic activity, according to Figure 9-5 (Probabilistic Seismic Hazards [10% Probability in 50 Years]) of the Fresno County General Plan Background Report (FCGPBR), which indicates that, given a ten percent probability of an earthquake occurrence in within 50 years, the project site is in an area where ground acceleration due to seismic activity has a 10 percent probability of exceeding 0-20 percent of peak horizontal ground acceleration or a maximum of .20 g (percent of the force of gravity) during an earthquake, which is a relatively low probability. However, known fault systems along the eastern and western boundaries of the County, do have the potential to cause high magnitude earthquakes, which could affect other parts of the County. Any subsequent development of the property will be subject to current California Building Code which addresses seismic design standards. The project site is not located in an area prone to liquefaction, or landslides. Therefore, based on the analysis, the potential for the project to cause adverse effects resulting from seismic activity would be less than significant.

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

FINDING: NO IMPACT:

Any grading associated with the subsequent residential development of the new lots proposed with this project will require grading permits or grading vouchers, which will be reviewed to ensure that substantial erosion does not result. Much of the subject parcel

appears to have been graded previously, and any additional grading is not anticipated to result in substantial soil erosion.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

According to Figure 9-6 of the Fresno County General Plan Background Report (FCGPBR) the subject property is not located in an area subject to increased risk of landslide, lateral spreading, subsidence or liquefaction.

- 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 subject property is not located in an area of expansive soils, as described in Chapter 7 or shown on Figure 7-1 (Expansive Soils) of the Fresno County General Plan Background Report.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed residential lots will be subject to the requirements of the Fresno County Local Area Management Program (LAMP) which regulates septic system density. The proposed two-acre parcels, and less than two-acre parcels would be limited to one onsite wastewater treatment system, subject to applicable permits and inspection. None of the reviewing agencies expressed concern the subject property soils would be incapable of supporting the use of septic tanks or alternative wastewater disposal systems.

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

FINDING: NO IMPACT:

No paleontological resources were identified in the analysis.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The division of land proposed by this application will not itself generate greenhouse gas emissions, however, subsequent development of residential uses on the proposed lots has the potential to generate greenhouse gas emissions both during construction and operation, and as such the project proponent was required to quantify such GHG emissions. A Greenhouse Gas (GHG) Analysis by LSA, dated March 26, 2021, was provided to the County for review. The analysis concluded that several factors including, operation of construction equipment, worker vehicles and vendor supply vehicles both of which involve the consumption of fossil fuels and future residential development, would contribute greenhouse gas to the atmosphere. Long term or operational GHG emissions are typically generated by mobile sources such as residential vehicle traffic; area sources such as landscape maintenance activity, indirect emissions from energy consumption such as water supply and conveyance and treatment, and generation of waste.

The GHG Analysis estimated that approximately 521.6 metric tons of CO₂ e (Carbon Dioxide Equivalent) would be generated by project construction. Operational emission were estimated using California Emissions Estimator (CalEEMod) modeler, which calculated that the project would generate approximately 214.1 metric tons of CO₂e annually, about 87 percent of which is anticipated to be generated by mobile sources.

However, as there are no established thresholds of significance for greenhouse gas emissions, the project was evaluated in terms of whether or not it would generate GHG emissions that would be in conflict with state GHG emissions reduction objectives, or with any applicable GHG reduction plans, or regulations. As such it was determined, based upon the GHG analysis, that the project would cause a less than significant impact with respect to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: NO IMPACT:

The project involves a discretionary land division to create six residential lots and subsequent mapping procedure. It is anticipated that if the land division is approved that the resultant lots will be developed with single-family residences. However, such development is not anticipated to create a hazard to the public or the environment due to the transport or disposal of hazardous materials, as no transport or storage of hazardous materials is proposed nor anticipated with this project.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project involves the division of land, and the project site is not located within one-quarter mile of a school.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

According to the U.S. Environmental Protection Agency's NEPAAssist mapping tool, the subject parcel is not located within the boundaries of a hazardous materials site??

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

FINDING: NO IMPACT:

The subject parcel is not located within the boundaries of an airport land use plan or within two miles of a public airport.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The road access to the proposed lots will be required to comply with County Subdivision Ordinance Standards, Title 17, of the Fresno County Ordinance Code, and applicable Fire Code Standards. The access road for the project is proposed as an approximately 1,100 +/- foot long cul-de-sac with a 60-foot right-of-way width, and a 74-foot wide, turn around. The road and turn around area will be required to comply with Fire Code, and County standards related to emergency access. The maximum allowable length for a cul-de-sac is 300 feet as per the County Ordinance Code Title 17 Section 17.48.070, unless an additional fire hydrant is placed at the end of the turnaround, in which case a

maximum of 500 feet is allowed. As such the project an exception to the standard was necessary. There are no features of the proposed subdivision which would interfere with an emergency response plan.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The subject property is not located in an area at increased risk from wildland fires, nor is it in a designated State Responsibility Area (SRA). The property is located in an area of flat topography, and surrounded by irrigated agriculture and rural residential development.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

The proposed lots will have on site drainage/retention facilities and no stormwater discharge will be allowed to be directed off site, in accordance with County standards.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed lots will be served by individual private domestic wells. The project is not in an area of the County designated as being water short, however the project was reviewed by the Fresno County Water and Natural Resources Division which determined based upon a 2007 hydrogeological study, there is an adequate supply of groundwater to serve the demands of development of the proposed lots.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1. Result in substantial erosion or siltation on or off site?
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

- 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
- 4. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or
- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project was reviewed by the North Kings Groundwater Sustainability Agency which did not identify any potential conflicts with the Groundwater Sustainability Plan.

XI. LAND USE AND PLANNING

Would the project:

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

FINDING: NO IMPACT:

The proposed residential lots are consistent with the underlying zoning of the property and the creation of said lots will not physically divide an existing community.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The subject property is not located in a mineral resource area as identified by Figure (which one) of the Fresno County General Plan Background Report (FCGPBR).

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; or
- 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 project proposes the creation of nine residential lots. Any subsequent residential development will be subject to the restrictions of the Noise Ordinance of the Fresno County Ordinance Code Title 8.40.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: LESS THAN SIGNIFICANT IMPACT:

While the project does propose to create new residential lots to be developed, and as a result will increase the population and residential density in the area, is not anticipated to result in or induce substantial unplanned growth.

XV. PUBLIC SERVICES

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not anticipated to require the provision of new or physically altered governmental facilities, including schools, parks, police protection or other public facilities. The proposed nine lot subdivision is located within the jurisdiction of the Fresno County Sheriff's Department and the Fresno County Fire Protection District and will be served by a private road. For the purposes of fire protection, will be required to provide a pressurized fire hydrant system to serve future residential development.

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 development of the nine proposed residential lots is not anticipated to result in a substantial increase in the use of any neighborhood or regional parks such that would cause physical deterioration of the facility, and no new recreational facilities nor the expansion of any existing recreational facilities is proposed.

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT

The propose private access road (Fairview Avenue) will be required to be developed to the appropriate private road standard and be maintained by the users in a manner that is acceptable to the County.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Vehicle Miles Travelled evaluation was completed for this project by LSA, dated March 26, 2021. Based upon the recommended screening threshold for small projects contained in the Governors Office of Planning and Research (OPR), projects that generate or attract fewer than 110 trips per day, may be assumed to cause a less than significant transportation impact. Additionally, based on the Institute of Traffic Engineers (ITE) Trip Generation Manual for single-family detached housing would generate approximately 85 average daily trips, or 0.99 trips per dwelling unit, which is well below the State's established threshold.

- 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: LESS THAN SIGNIFICANT IMPACT:

The proposed lots will be served by a private road connecting to N. Greenwood Avenue, a public road for all ingress and egress from the subdivision. No sharp curves or dangerous intersections will be created by this proposed subdivision.

- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed nine lot subdivision will be accessed by a proposed 60-foot-wide by approximately 1,120-foot-long private road easement terminating in a cul-de-sac. Because the proposed cul-de-sac exceeds maximum length of 300 feet allowed by Ordinance, the subdivider was required to submit a design exception request. The design exception was reviewed and granted by the County on December 7, 2021, based on the request's consistency with the required exception Findings. The design of the proposed private road will also be subject to review by the Fresno County Fire Protection District, and must meet current Fire Code with regard to access and turnaround area. Additionally, a requirement was added that would include the provision of a pressurized fire hydrant system, which meets the design standards of the local fire authority and is subject to inspection by the local fire authority in accordance with the requirements of the current Fire Code, prior to any development of the proposed parcels.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of

the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: NO IMPACT:

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

Any residential development that occurs subsequent to the approval of the proposed land division will connect to existing electrical, natural gas and telecommunications facilities. The proposed lots will be served by individual well and septic. No significant environmental effects resulting from the provision of new utilities were identified by any reviewing agencies.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed residential lots will be served individual wells once development takes place. Such development is subject to the County's General Plan Policies addressing water use, especially in areas designated as being water short. Hydrogeologic Investigation may be necessary prior to development to show that subsequent residential use can be adequately served.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed lots will be served by individual septic systems subject applicable permits and inspections at the time that the lots are developed. Any new on-site wastewater treatment systems will also be subject to the applicable provisions of the Fresno County Local Area Management Program (LAMP) pertaining to septic system density.

- 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: NO IMPACT:

The project involves land division, and no solid waste will result, however, any subsequent development will be subject to Solid Waste provisions of County Ordinance Code Chapter 8.20. and must comply with any applicable federal, state and local solid waste reduction goals.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The subject property is not in an area of the County designated as being at increased risk of wildfire damage. The property is located in an area characterized by irrigated agriculture and low-density residential development.

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:

No impacts to biological resources or special status species were identified in the analysis. Additionally, no potential impacts to historical or cultural resources were identified.

- 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:

The project entails the creation of nine approximately two-acre residential lots an area designated for rural residential (low density) development, and the lots are anticipated to subsequently be developed with single-family residences. No cumulatively considerable impacts were identified by any reviewing agencies or departments.

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

FINDING: NO IMPACT:

The development of the nine proposed residential parcels in not anticipated to result in substantial adverse effects on human beings directly or indirectly.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Tentative Tract Map Application No. 6334, 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 Agricultural and Forestry Resources, Cultural Resources, Energy, Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Recreation, Tribal Cultural Resources, and Wildfire.

Potential impacts related to Aesthetics, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Population and Housing, Transportation, Public Services and Utilities and Service Systems, have been determined to be less than significant.

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

JS

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County of Fresno

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

DATE: September 9, 2020

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker
Resources Division, Special Districts, Attn: Amina Flores-Becker/Chris Bump
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spauhurst/Gloria Hensley
Community Development Division, Attn: Glenn Allen, Division Manager
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice
County Counsel, Attn: Alison Samarin, Deputy County Counsel
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson
CA Regional Water Quality Control Board, Attn: Matt Scroggins
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Jim Vang, Environmental Scientist
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo, Caitlin Juarez
Sanger Unified School District, Attn: Ryan Kilby, Adela Jones, Superintendent
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Officer
Sierra Resource Conservation District, Attn: Steve Haze, District Manager
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200

The County of Fresno is an Equal Employment Opportunity Employer

Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com

FROM: Jeremy Shaw, Planner JS
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7905 and Tentative Tract Map Application No. 6334

APPLICANT: Edward Barton

DUE DATE: September 22, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the division of a 19.76-acre parcel into nine lots, each approximately two-acres in size, within the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the west side of North Greenwood Avenue between East Shields Avenue and East McKinley Avenue, approximately three miles southeast of the nearest city limits of the City of Clovis (309-191-85) (SUP. DIST. 5) (2383 N. Greenwood Avenue, Sanger, CA 93657).

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.

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 **September 22, 2020**. Any comments received after this date may not be used.

If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline .

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207 or email jshaw@fresnocountyca.gov

JS
G:\4360Devs&PI\PROJSEC\PROJDOCS\TT\6300-6399\6334\ROUTING\TT 6334 Routing Ltr.doc

Activity Code (Internal Review): 2361

Enclosures

Date Received 7-24-20 TT 6334



Fresno County Department of Public Works and Planning

MAILING ADDRESS: Department of Public Works and Planning, Development Services and Capital Projects 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

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, Director Review and Approval for 2nd Residence, Determination of Merger, Agreements, ALCC/RLCC, Other TSM

DESCRIPTION OF PROPOSED USE OR REQUEST:

Tentative Subdivision Map to create 9 lots. Minimum 2.0 acres in size.

CEQA DOCUMENTATION: [X] 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: West side of N. Greenwood Avenue between E. Clinton Avenue and E. McKinley Avenue. Street address: 2383 N. Greenwood Avenue

APN: 309-191-80 85 Parcel size: 19.76 Acres Section(s)-Twp/Rg: S 27 - T 13 S/R 22 E

ADDITIONAL APN(s):

Edward Barton (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Edward & Carole Barton, Edward Barton, and R.W. Greenwood Assoc., Inc.

CONTACT EMAIL: mattwrg@pacbell.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: TT6324 Fee: \$8,603.00
Application Type / No.: Pre Appl Credit Fee: \$-247.00
PER/Initial Study No.: JS 7905 Fee: \$3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$1,430.00
Received By: JS Invoice No.: 131904 TOTAL: \$13,687.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -

Zone District: RR

APN # - - -

Parcel Size:

APN # - - -

APN # - - -

over.....



**Development Services
and
Capital Projects
Division**

Pre-Application Review

Department of Public Works and Planning

NUMBER: 20-100957
 APPLICANT: BARTON, ED AND CAROL
 PHONE : (559) N/A

PROPERTY LOCATION: 2383 N. GREENWOOD AVE
 APN: 309 - 191 - 80 ALCC: No Yes # VIOLATION NO. NO
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No NO Yes
 ZONE DISTRICT: RR; 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: SANGERL UNIFIED PERMIT JACKET: No Yes
 FMFCD FEE AREA: Outside () District No.: FLOOD PRONE: No Yes

PROPOSED: TENTATIVE TRACT MAP TO ALLOW THE CREATION OF 9-2 ACRE LOTS FROM AN EXISTING 20 ACRE PARCEL WITHIN THE RR ZONE DISTRICT, IF APPROVED A MAPPING PROCEDURE IN THEIR CREATION. MINIMUM GROSS TWO ACRE LAND AREA REQUIRED, MINIMUM 165' FT LOT WIDTH WITH PUBLIC ROAD FRONTAGE, MINIMUM 170' FT LOT DEPTH REQUIRED WITH THE RR ZONE DSITRICT.

COMMENTS:
 ORD. SECTION(S): 820.5 BY: ALBERT AGUILAR DATE: 3/6/20

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Rural Residential</u> () GPA: <u> </u> () MINOR VA: <u> </u>	COMMUNITY PLAN: <u> </u> () AA: <u> </u> (<input checked="" type="checkbox"/>) HD: <u>\$1,430.00</u>
REGIONAL PLAN: <u> </u> () CUP: <u> </u> () AG COMM: <u> </u>	SPECIAL POLICIES: <u> </u> () VA: <u> </u> (<input checked="" type="checkbox"/>) IS/PER: <u>\$3,921.00</u>
SPHERE OF INFLUENCE: <u> </u> () AT: <u> </u> () Vol. (35%): <u> </u>	ANNEX REFERRAL (LU-G17/MOU): <u> </u> (<input checked="" type="checkbox"/>) TT: <u>\$8,603.00</u> () Other: <u> </u>
	Filing Fee: \$ <u>\$13,934.00</u>
	Pre-Application Fee: <u>- \$247.00</u>
	Total County Filing Fee: <u>\$13,687.00</u>

COMMENTS:

FILING REQUIREMENTS:

OTHER FILING FEES:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Land Use Applications and Fees | () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center) |
| <input checked="" type="checkbox"/> This Pre-Application Review form | <input checked="" type="checkbox"/> CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,406.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.) |
| <input checked="" type="checkbox"/> Copy of Deed / Legal Description | |
| <input checked="" type="checkbox"/> Photographs | |
| () Letter Verifying Deed Review | |
| <input checked="" type="checkbox"/> IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. | |
| <input checked="" type="checkbox"/> Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction- | |
| () Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| <input checked="" type="checkbox"/> Project Description / Operational Statement (Typed) | |
| () Statement of Variance Findings | |
| () Statement of Intended Use (ALCC) | |
| () Dependency Relationship Statement | |
| () Resolution/Letter of Release from City of <u> </u>
Referral Letter # <u> </u> | |

BY: Ejaz Ahmad DATE: 03/13/20
 PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- | | |
|--|------------------------------|
| () COVENANT | () SITE PLAN REVIEW |
| () MAP CERTIFICATE | () BUILDING PLANS |
| <input checked="" type="checkbox"/> PARCEL MAP <u>(over)</u> | () BUILDING PERMITS |
| <input checked="" type="checkbox"/> FINAL MAP | () WASTE FACILITIES PERMIT |
| () FMFCD FEES | () SCHOOL FEES |
| () ALUC or ALCC | () 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. 7905

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner:** Edward & Carole Barton **Phone/Fax:** 559-875-5700

Mailing Address: 2383 N. Greenwood Ave., Sanger, CA 93657
Street *City* *State/Zip*

2. **Applicant:** Same as above **Phone/Fax:** _____

Mailing Address: Same as above
Street *City* *State/Zip*

3. **Representative:** R.W. Greenwood Assoc., Inc. **Phone/Fax:** 559-268-7831

Mailing Address: PO Box 6407, Fresno, CA 93703-6407
Street *City* *State/Zip*

4. **Proposed Project:** Tentative Subdivision Map to create 9 lots.
Minimum lot size 2.0 acres.

5. **Project Location:** West side of N. Clinton Avenue between E. Clinton and E. McKinley Avenues.

6. **Project Address:** 2383 N. Greenwood Avenue

7. **Section/Township/Range:** 27 / 13 / 22 8. **Parcel Size:** 19.76 Acres

9. **Assessor's Parcel No.** 309-191-85 OVER.....

24. Anticipated volume of water to be used (gallons per day)²: Unknown
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: Unknown
27. Anticipated type(s) of liquid waste: Unknown
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Unknown
32. Anticipated amount of solid waste (tons or cubic yards per day): Unknown
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Unknown
34. Proposed method of solid waste disposal: Unknown
35. Fire protection district(s) serving this area: CAL-FIRE
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 XX
38. If yes, are they currently in use? Yes _____ No _____

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

x Edward Barton
SIGNATURE

x 7/14/2020
DATE

¹Refer to Development Services and Capital Projects 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, 2020: \$3,343.25 for an EIR; \$2,406.75 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.

Edward Barton

Applicant's Signature

7/14/2020

Date

Operational Statement
July 9, 2020

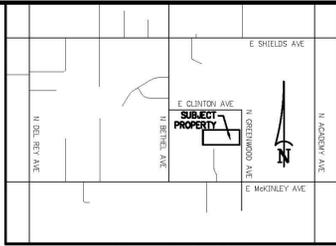
We wish to file a Tentative Subdivision Map for an existing 20 acre parcel located in the Rural Residential Zone District. The existing 20 acre parcel will be subdivided into 9 lots with a minimum 2 acre size. The lots will be accessed by a newly constructed street. The subdivision is for single family residential housing and will not have designated operational time limits, customers or employees.

The service or delivery vehicles will be trash collection, propane delivery and parcel delivery services, such as Amazon. The access to site will be built as a public road to meet the County of Fresno Standards. We do not anticipate any parking along the public roadway. No commercial commerce will be sold or grown on-site. We do not anticipate storage of hazardous supplies or materials within this development. As mentioned above, all solid waste will be collected by a state licensed trash collection company, including recycled materials. It is estimated each lot in this subdivision will produce 0.36 cubic yards of solid waste per day. The anticipated liquid waste is 85 percent of solid waste amounts. A family of four will use 320 gallons per day of potable water. Green waste will be separated and collected by a state licensed hauler.

ORIGINAL ROUTING INFORMATION

x Edward Barton 7/14/2020
Edward Barton / Date

x Carole Barton 7-14-2020
Carole Barton / Date



VICINITY MAP
NOT TO SCALE

SUBDIVIDERS STATEMENT

Tract No. **6334**
Date: **07/17/2020**

TO: Fresno County Planning Commission
2220 Tulare Street, 6th Floor
Fresno, California 93721

I hereby apply for approval of the attached Tentative Tract Map.
The acreage of this tract is 19.76 acres. There will be 9 lots in this tract with a minimum size of 2.0 acres or 87,120 square feet.
The existing use of this property is Rural Residential.
The proposed use of this property is Rural Residential; 2-acre minimum parcel size.
The existing zoning on this property is RR (Rural Residential).
The existing structures on this property include a single family residence, garage and shed. These structures are to remain.
The existing easements on this property include 15' Fresno Irrigation District.
ALL IMPROVEMENTS WILL CONFORM TO COUNTY STANDARDS WITH THE FOLLOWING EXCEPTIONS:
1. No exceptions requested.
Type of trees to be planted are to be planted by the individual lot owners.
The proposed drainage, flood control measures and method of storm water disposal is:
1. Individual private ponding basin per lot. Maintained by the lot owner.
The proposed fire hydrant/ fire protection will be approved on a lot development basis per Fresno County Fire Protection District.
The proposed source of water supply will be individual private well per lot.
The proposed method of sewage disposal is individual sewer septic system per lot.
The following utilities are to be provided by Pacific Gas and Electric (P.G.&E.) and Pacific Bell. The arrangement of these utilities (have not) been made with utility companies serving this area.

Signature of Subdivider
Name: The Barton Living Trust
Edward Barton & Carole A. Barton
Address: 2383 N. Greenwood Ave.
City: Fresno
Phone: 559-875-5700

Signature of Engineer
Name: R.W. Greenwood Associates, Inc.
Address: 2558 East Olive Avenue
City: Fresno
Phone: 559-268-7831

I, Edward and Carole Barton, hereby certify that I am the record owner of the property shown on the Tentative Map of Tract No. 6334, that I have examined that map and consent to its submission to the Fresno County Planning Commission for consideration.

Signature of Subdivider
Edward Barton
2383 N. Greenwood Ave.
Fresno, CA 93657-9419
(559) 875-5700

LEGAL DESCRIPTION
PARCEL "A" OF PARCEL MAP No. 8153 AS RECORDED IN BOOK 74 OF PARCEL MAPS, AT PAGES 72, 73 AND 74, FRESNO COUNTY RECORDS.

APN: 309-191-85
EXISTING ZONE: RR
EXISTING LAND USE: RR

OWNER
EDWARD BARTON
2383 N. GREENWOOD
SANGER, CA 93657
Ph. (559) 875-5700

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

SOURCE OF DATA
PARCEL "A" OF PARCEL MAP No. 8153 AS RECORDED IN BOOK 74 OF PARCEL MAPS, AT PAGES 72, 73 AND 74, FRESNO COUNTY RECORDS.

- LEGEND**
- +300.0 EXISTING GROUND ELEVATION
 - +10-300.00 EXISTING TOP OF CURB ELEVATION
 - +C-300.00 EXISTING GUTTER ELEVATION
 - +P-300.00 EXISTING CONCRETE ELEVATION
 - +PA-300.00 EXISTING PAVEMENT ELEVATION
 - +EP-300.00 EXISTING EDGE OF PAVEMENT ELEVATION
 - +BW-300.00 EXISTING BACK OF WALK ELEVATION
 - +TW-300.00 EXISTING TOP OF WALL ELEVATION
 - +FTF-300.00 EXISTING FOOTING ELEVATION
 - +FL-300.00 EXISTING FLOW-LINE ELEVATION
 - +FF-300.00 EXISTING FINISH FLOOR ELEVATION
 - +CR-300.00 EXISTING CROWN OF STREET ELEVATION
 - WV EXISTING WATER VALVE
 - BFP EXISTING BACKFLOW PREVENTION DEVICE
 - CO EXISTING SEWER CLEANOUT
 - Q/MH EXISTING FIRE HYDRANT
 - INDICATES LEGAL DESCRIPTION BOUNDARY
 - INDICATES SECTION LINE & STREET CENTERLINE
 - INDICATES EXISTING LOT LINES
 - MONUMENTS FOUND, AS NOTED.
 - INDICATES CONTROL POINT. (SURVEYOR'S USE)
 - EX. PP/TP EXISTING POWER POLE OR TELEPHONE POLE
 - EX. FDC EXISTING FIRE DEPARTMENT CONNECTION
 - EX. FMH EXISTING FIRE DEPARTMENT POST INDICATOR VALVE
 - EX. EMH EXISTING ELECTRICAL MANHOLE
 - EX. TMH EXISTING TELEPHONE MANHOLE
 - EX. VT EXISTING ABOVE GROUND VENT PIPE
 - EX. MB EXISTING MAIL BOX LOCATIONS
 - EX. SLT EXISTING STREET LIGHT
 - EX. SD EXISTING STORMDRAIN, SIZE SHOWN.
 - EX. IRR EXISTING IRRIGATION PIPE, SIZE SHOWN.
 - EX. S EXISTING SEWER PIPE, SIZE SHOWN.
 - EX. UD EXISTING UNDERGROUND CONDUIT
 - EX. G EXISTING GAS LINE
 - EX. FO EXISTING FIBER OPTIC LINE
 - EX. OH EXISTING OVERHEAD UTILITY WIRES
 - EX. SM EXISTING SEWER MANHOLE
 - EX. STM EXISTING STORMDRAIN MANHOLE
 - EX. STI EXISTING STORMDRAIN INLET
 - TC-300.00 PROPOSED TOP OF CURB ELEVATION
 - C-300.00 PROPOSED GUTTER ELEVATION
 - P-300.00 PROPOSED CONCRETE ELEVATION
 - PA-300.00 PROPOSED PAVEMENT ELEVATION
 - FL-300.00 PROPOSED FLOW-LINE ELEVATION
 - FW-300.00 PROPOSED TOP OF WALL ELEVATION
 - RR-300.00 PROPOSED TOP OF RETAINING WALL ELEVATION
 - BM-300.00 PROPOSED BASE ROCK ELEVATION
 - HWM-271.65 PROPOSED HIGH WATER MARK
 - FF=273.40 PROPOSED FINISH FLOOR ELEVATION
 - 300.00 PROPOSED GROUND ELEVATION
 - 2.0% PROPOSED SLOPE AND DIRECTION
 - INDICATES CROSS-SECTIONAL VIEW
 - PROPOSED PAVED AREA

FLOOD DESIGNATION

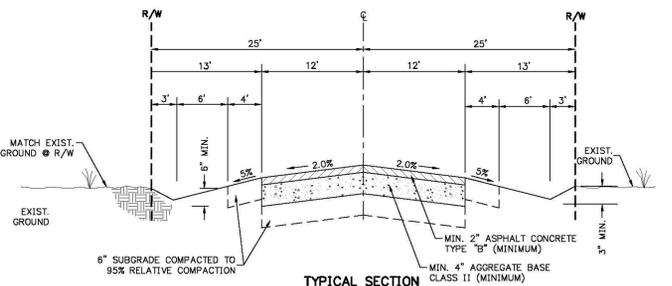
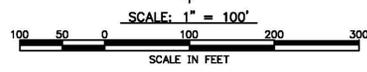
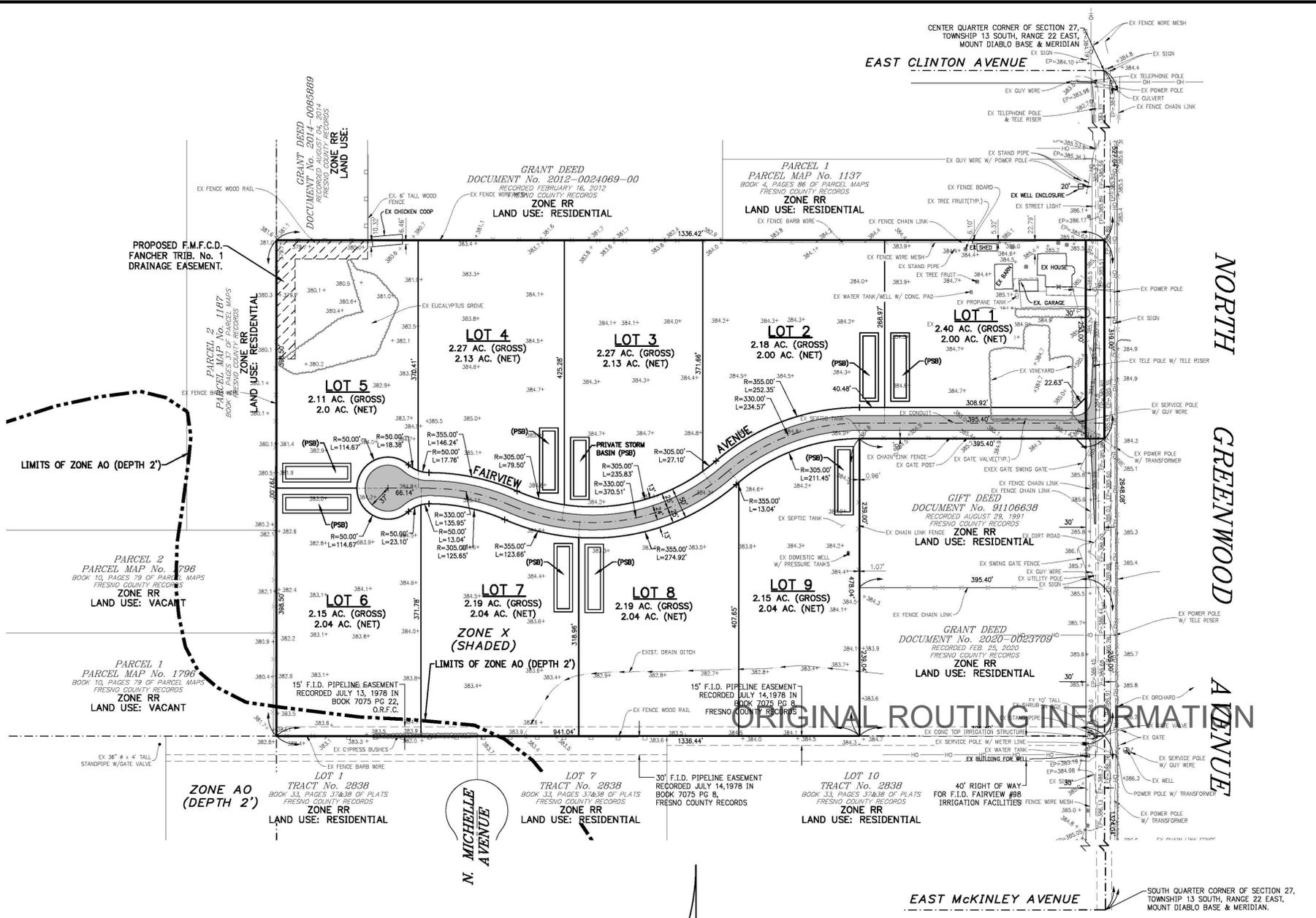
PER FEMA PANEL 1615 OF 3525, FRESNO COUNTY, CALIFORNIA, MAP NUMBER 06019C1615H, MAP REVISED FEBRUARY 18, 2009.

ZONE X (SHADED)

AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AO

FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING; VELOCITIES ALSO DETERMINED.



TYPICAL SECTION
NORTH FAIRVIEW AVENUE
SCALE: HORIZ. 1" = 10'
VERT. 1" = 2'

NOTE:
R-VALUE TESTS TO BE TAKEN AFTER SUBGRADE PREPARATION TO DETERMINE FINAL STRUCTURAL SECTION.

TENTATIVE SUBDIVISION MAP
No. 6334

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
PREPARED FOR

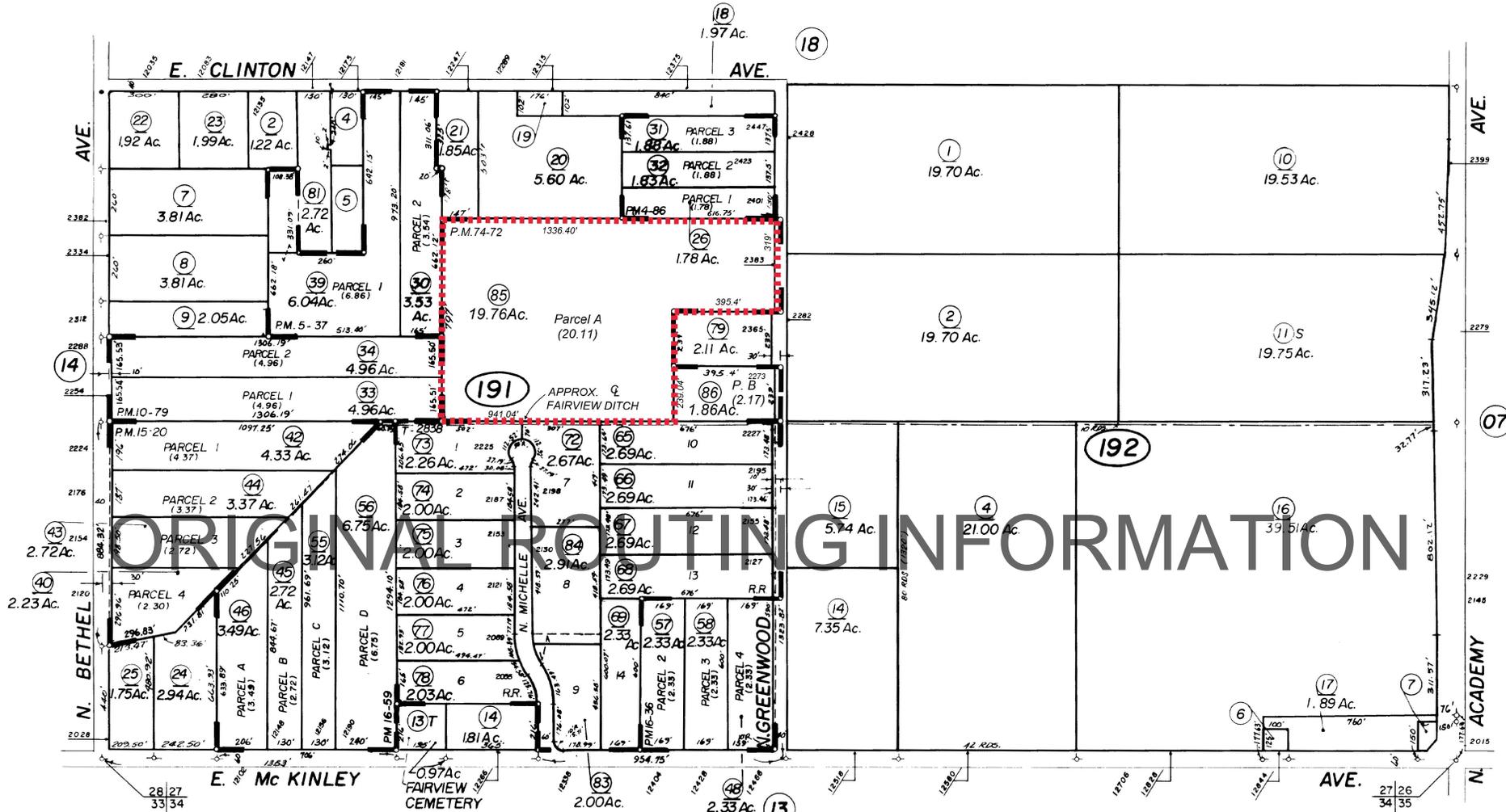
EDWARD & CAROLE BARTON

R. W. Greenwood Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING

2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA 93701, PH. (559) 268-7831

DATE: MARCH 25, 2020
JOB No.: D-20015
DRAWN BY: MGG
DWG No.: -E

— 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.



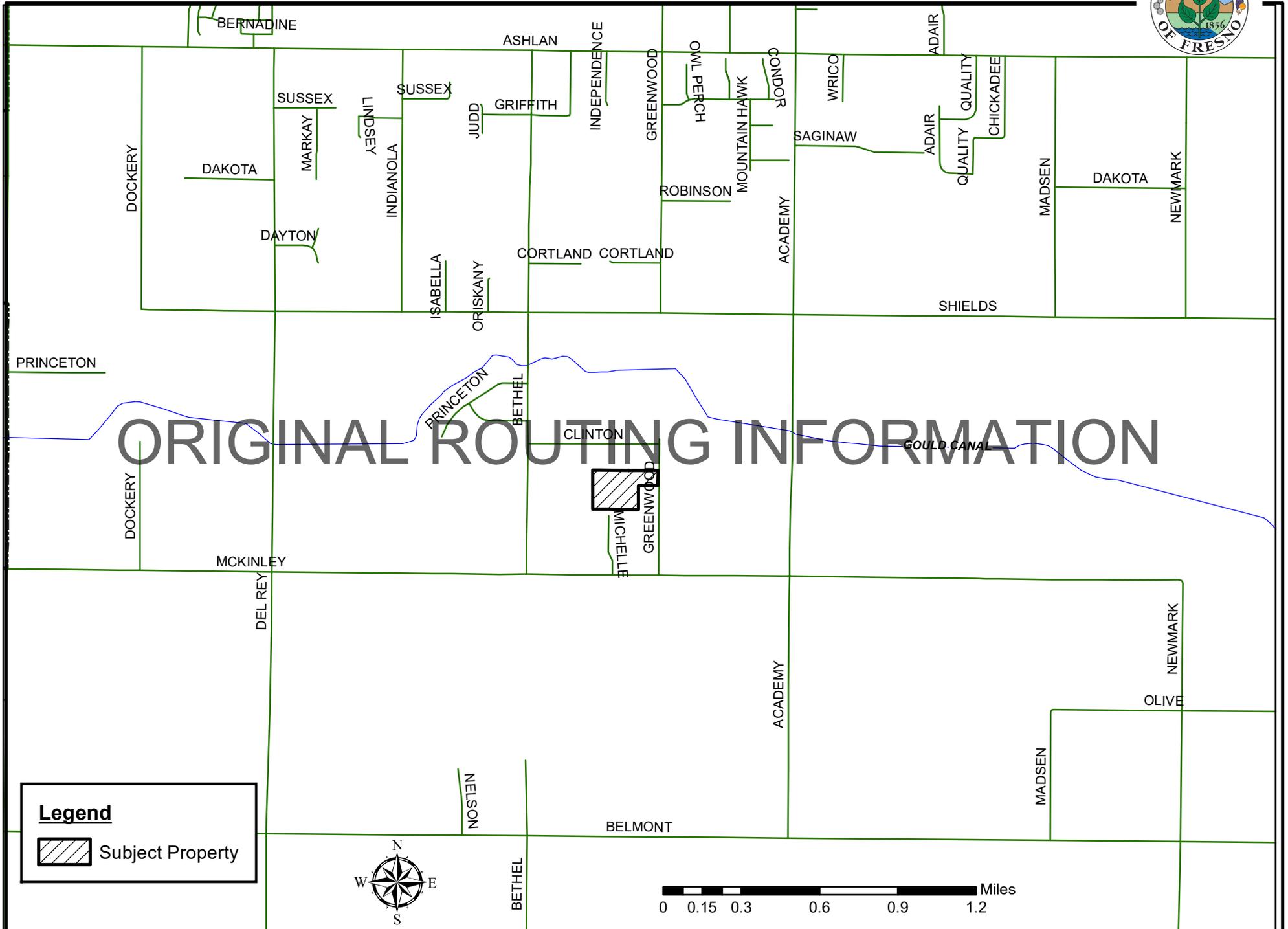
Parcel Map No. 1137 - Bk. 4, Pg. 86
 Parcel Map No. 1187 - Bk. 5, Pg. 37
 Parcel Map No. 1796 - Bk. 10, Pg. 79
 Parcel Map No. 2310 - Bk. 15, Pg. 20
 Parcel Map No. 2309 - Bk. 16, Pg. 36

Parcel Map No. 2467 - Bk. 16, Pg. 59
 Parcel Map No. 8153 - Bk. 74, Pgs. 72-74
 Renate Ranches, Tract No.2838 - Plat Bk. 33, Pgs. 37-38

Assessor's Map Bk.309 -Pg.19
 County of Fresno, Calif.

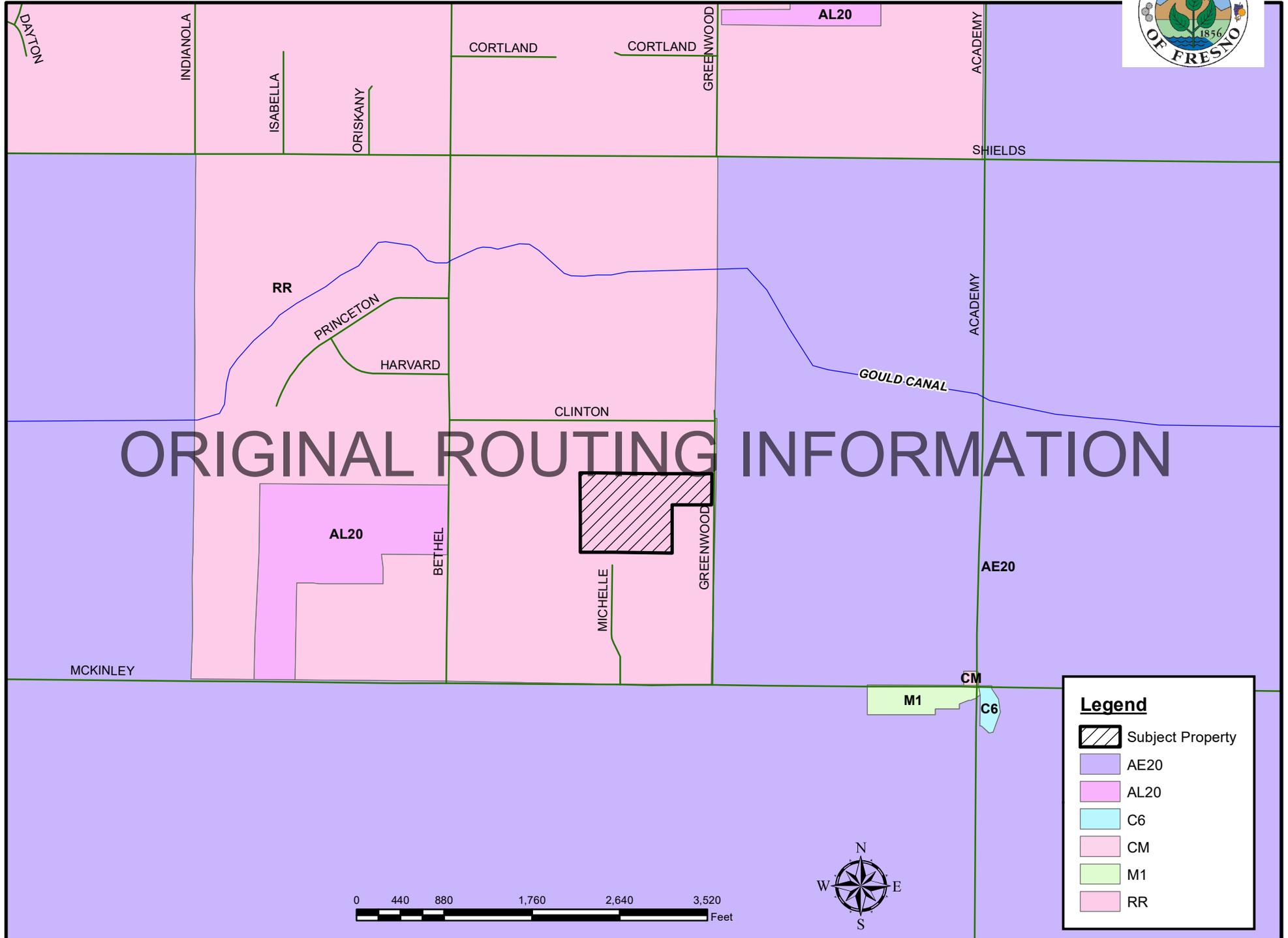
NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

LOCATION MAP



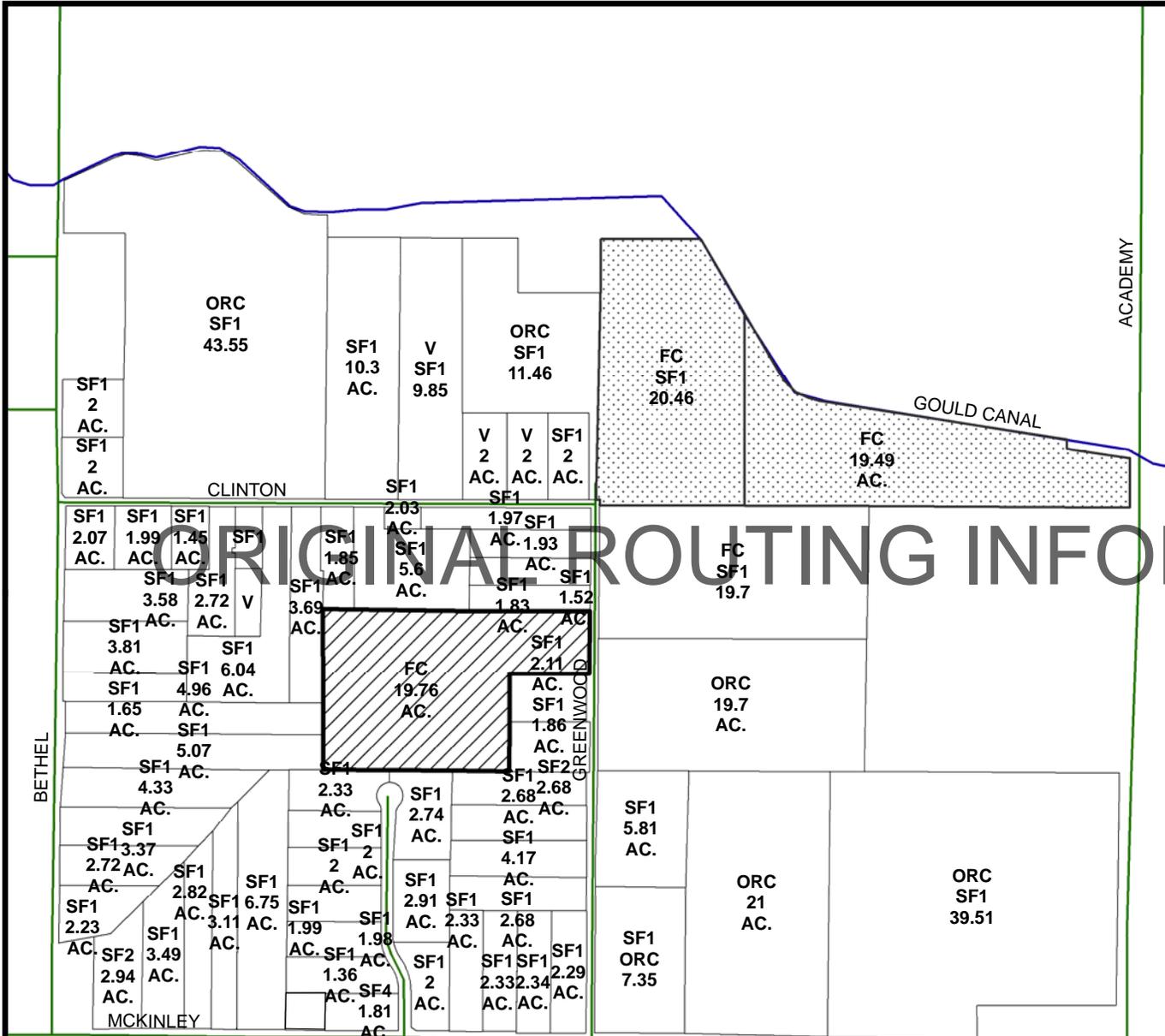
ORIGINAL ROUTING INFORMATION

EXISTING ZONING MAP



Legend	
	Subject Property
	AE20
	AL20
	CM
	M1
	RR
	C6

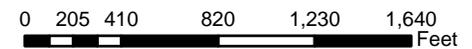
EXISTING LAND USE MAP



LEGEND	
[Dotted Pattern]	FC - FIELD CROP
[White Box]	ORC - ORCHARD
[White Box]	SF# - SINGLE FAMILY RESIDENCE
[White Box]	V - VACANT

LEGEND:

- [Hatched Box] Subject Property
- [Dotted Box] Ag Contract Land



Department of Public Works and Planning
Development Services Division

A photograph of a dirt road leading to a gravel area. The road is unpaved and appears to be a dirt or gravel path. On the left side, there is a fence and a mailbox. On the right side, there is a utility pole and some trees. The background shows a line of trees under a clear blue sky. The text "ORIGINAL ROUTING INFORMATION" is overlaid on the image.

ORIGINAL ROUTING INFORMATION



ORIGINAL ROUTING INFORMATION



ORIGINAL ROUTING INFORMATION

A photograph of a dirt road or path. The road is the central focus, leading from the foreground into the distance. On the left side of the road, there is a large, dark shadow cast by an object out of frame, likely the person taking the photo. The ground is a mix of brown dirt and dry, yellowish-brown grass or straw. On the right side, there is a chain-link fence and a large, leafy green tree. In the background, there are more trees and a clear blue sky. The text "ORIGINAL ROUTING INFORMATION" is overlaid in the center of the image.

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A wide-angle photograph of a large, flat, brown field, likely a plowed agricultural field. The field is the foreground and middle ground, showing dark brown soil with some dry, light-colored straw or crop residue scattered across it. In the background, a long, low fence runs across the frame. Behind the fence, there are several buildings, including a large, light-colored metal building with a gabled roof, and other smaller structures. There are also several trees, some tall and thin, and some shorter, bushier ones. The sky is a clear, pale blue, indicating a bright day. The overall scene is a rural or agricultural setting.

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A wide-angle photograph of a large, flat, brown field, likely a construction site or a cleared area. The foreground is covered in dry, yellowish-brown grass and soil. In the middle ground, there are several buildings and trees. On the left side, there is a blue metal container or shed. The background shows a line of trees and a clear blue sky. The text "ORIGINAL ROUTING INFORMATION" is overlaid in the center of the image.

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A wide-angle photograph of a rural landscape. The foreground is dominated by a large, flat field of dry, golden-brown grass or straw, with some darker patches of soil. In the middle ground, a dense line of trees and several buildings, including a white house, are visible. The background shows a clear, light blue sky. The text "ORIGINAL ROUTING INFORMATION" is overlaid in the center of the image.

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A wide-angle photograph of a dirt road with distinct tire tracks, leading from the foreground into a vast field of harvested, golden-brown crops. In the distance, a dense line of dark green trees marks the horizon under a clear, light blue sky. The text 'ORIGINAL ROUTING INFORMATION' is overlaid in the center of the image.

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A photograph of a dirt road in a rural setting. The road is the central focus, leading from the foreground into the distance. It is flanked by dark, tilled soil. To the right, there is a dense line of tall, thin trees. In the far distance, a few buildings and more trees are visible under a clear blue sky. The text "ORIGINAL ROUTING INFORMATION" is overlaid in the center of the image.

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A wide, flat, brown field with a line of trees and buildings in the background under a clear blue sky. The field is the foreground, showing a textured surface of dry earth and sparse vegetation. In the middle ground, there is a dense line of green trees. Behind the trees, several buildings are visible, including a prominent white building with a tall, thin spire. To the right, there is a long, low building with a corrugated metal roof. The sky is a clear, pale blue. The text "ORIGINAL ROUTING INFORMATION" is overlaid in the center of the image.

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A wide, flat, brown field, likely a harvested agricultural field, with a dirt path leading towards a line of trees and buildings in the distance. The sky is clear and blue. The text "ORIGINAL ROUTING INFORMATION" is overlaid in the center of the image.

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