

Document Root (Read-Only)

Selected Document

**(New SCH Number) - MND - Initial Study No. 8157; Amendment to Text No. 382;
Unclassified Conditional Use Permit Application No. 3727**

Fresno County

Created - 2/17/2022 | Submitted - 2/17/2022

Ejaz Ahmad

Document Details**Lead Agency**

Fresno County

Document Type

Mitigated Negative Declaration

Document Status

Submitted

Title

Initial Study No. 8157; Amendment to Text No. 382; Unclassified Conditional Use Permit Application No. 3727

Present Land Use

None (undeveloped land)

Document Description

Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system Within the:

- R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size)
- R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size),
- R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size),
- R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size); and
- R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size)

Zone Districts, and

Unclassified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing.

Attachments (Upload Project Documents)

CUP 3727 Environmental Checklist.pdf

CUP 3727 Initial Study.pdf

CUP 3727 Mitigation Monitoring.pdf

CUP 3727 MND (proposed).pdf

CUP 3727 NOC (signed).pdf

CUP 3727 NOIwCLKStmp.pdf

CUP 3727 Routing Pkg.pdf

CUP 3727 Summary Form.pdf

Contacts

Planner - *Ejaz Ahmad*

2220 Tulare Street, Suite A, Street Level

Fresno, CA 93721

Phone : (559) 600-4204

eahmad@fresnocountyca.gov

Regions

Counties

Fresno

Cities

Location Details

Cross Streets

Millerton Road

Total Acres - 158 | **Parcel Number** - 300-340-13, 60; 300-542-07, 08, 13, 54, 55, 16, 27, 51 |
Township - 11S | **Range** - 21E | **Section** - 10,15

Local Action Types

Use Permit

Development Types

Commercial (Sq. Ft. 1, Acres 158, Employees 1)

Project Issues

Aesthetics | Air Quality | Biological Resources | Cultural Resources | Energy | Geology/Soils |
Greenhouse Gas Emissions | Hazards & Hazardous Materials | Hydrology/Water Quality |
Land Use/Planning | Mandatory Findings of Significance | Mineral Resources | Noise |
Public Services | Recreation | Transportation | Tribal Cultural Resources |
Utilities/Service Systems | Wetland/Riparian | Wildfire

State Review Agencies (For State Review Period Only)

Air Resources Board | Conservation, Department of | Fish and Game Commission |
Fish and Wildlife, Region 4 - Central, Fresno |
Regional Water Quality Control Board, Region 5 - Fresno |
SWRCB, Division of Drinking Water, District 23 | Water Resources, Department of

State Review Period

State Review Started

2/18/2022

State Review Ended

3/21/2022

Local Review Period

Local Review Started

2/18/2022

Local Review Ended

3/21/2022

Signature

Title

Date

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Initial Study No. 8157, Amendment to Text No. 382; Unclassified Conditional Use Permit No. 3727

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

Email: eahmad@fresnocountyca.gov Phone Number: _____

Project Location: Fresno Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system Within the R-1-E, R-1-C, R-1, and R-2 Residential Zone Districts, and unclassified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing. The Millerton Specific Plan is located approximately 1.5 miles east of the unincorporated community of Friant. The spray field components of the project site are comprised of five areas with portions on a total of 10 Assessors parcels totaling 158 acres of open land located on the south side of Millerton Road within the Millerton Specific Plan boundary. The effluent distribution lines to the spray fields will be located within the public rights-of-ways. (APNs 300-340-13, 300-340-60, 300-542-07, 300-542-08, 300-542-13, 300-542-54, 300-542-55, 300-542-16, 300-542-27, and 300-542-51)

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

CULTURAL RESOURCES: The project is located in a highly sensitive cultural resources area. The proposed mitigation measure equiring that if cultural resources are discovered all work shall be stopped and an archeologist shall evaluate the findings would reduce the impacts to less than significant.

ENERGY: The proposed mitigation measure requiring that idling of on-site vehicles and equipment shall be avoided to the most extent possible to avoid unnecessary consumption of energy resources would reduce impacts to a less than significant.

HAZARDS AND HAZARDOUS MATERIALS: The proposed mitigation measure requiring the applicant to respond to requests from Consolidated Mosquito Abatement District (District) for actions to abate mosquito production on the property and provide the District unhindered access to areas where irrigation occurs for surveillance and control purposes, would reduce impacts to a less than significant.

HYDROLOGY AND WATER QUALITY: 1. The proposed mitigation measure requiring that prior to the issuance of any required permit or installation of any component of the Beneficial Re-Use of Title 22, tertiary-treated sewage effluent, the applicant shall obtain approval on the plans for each area from the California Regional Water Quality Control Board would reduce impacts to a less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversies

Provide a list of the responsible or trustee agencies for the project.

None other than the lead agency (Fresno County)

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 8157 (Assemi Group, Inc)

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

Project Location: County: Fresno City/Nearest Community: Friant
Cross Streets: South side of Millerton Road within Millerton Specific Plan boundary Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 158 (spray area)
Assessor's Parcel No.: 300-340-13, 60; 300-542-07, 08, 13, Section: 10, 15, 1 Twp.: 11S Range: 21E Base: Mt. Diablo
Within 2 Miles: State Hwy #: Waterways:
Airports: - Railways: - Schools: -

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

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

Development Type:

- [] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[X] Other: Use of effluent for landscaping, agriculture, grazing

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

None/R-1-E, R-1-B, R-1-C, R-1, R-2 (Single and Multiple Family Residential)/Medium Low Density, Medium Density, Public Facility

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

Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system within the:

- R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size)
R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size)Continued on separate sheet

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

Reviewing Agencies Checklist

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

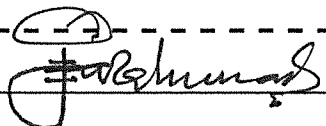
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: <u>US Fish & Wildlife</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 18, 2022 Ending Date March 21, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Assemi Group, Inc</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>1396 W. Herndon #110, Fresno, CA 93711</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 288-0688</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 02/16/2022

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

Project Description continued from Page 1 of the **Notice of Completion & Environmental Document Transmittal**.

R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size)
R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size)
R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size)
R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size, Conditional) Zone Districts, and

Unclassified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing.

The Millerton Specific Plan is located approximately 1.5 miles east of the unincorporated community of Friant. The spray field components of the project site are comprised of five areas with portions on a total of 10 Assessor's parcels totaling 158 acres of open land located on the south side of Millerton Road within the Millerton Specific Plan boundary. The effluent distribution lines to the spray fields will be located within the public rights-of-ways. (APNs: 300-340-13, 300-340-60, 300-542-07, 300-542-08, 300-542-13, 300-542-54, 300-542-55, 300-542-16, 300-542-27 and 300-542-51 (Sup. Dist. 5).



EZ02210000036

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
FEB 17 2022
TIME 8:29am

FRESNO COUNTY CLERK
By *Jessica Murioz*
DEPUTY

Jessica Murioz
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 8157 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8157 for AMENDMENT TO TEXT NO. 382 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3727 filed by **ASSEMI GROUP INC**, proposing Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system within the:

- R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size)
- R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size)
- R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size)
- R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size)
- R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size) Zone Districts, and

Unclassified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing.

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(hereafter, the "Proposed Project")

E202210000036

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 8157 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from February 18, 2022, through March 21, 2022.

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

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

IS No. 8157 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad 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"). 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) 600-4230 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.

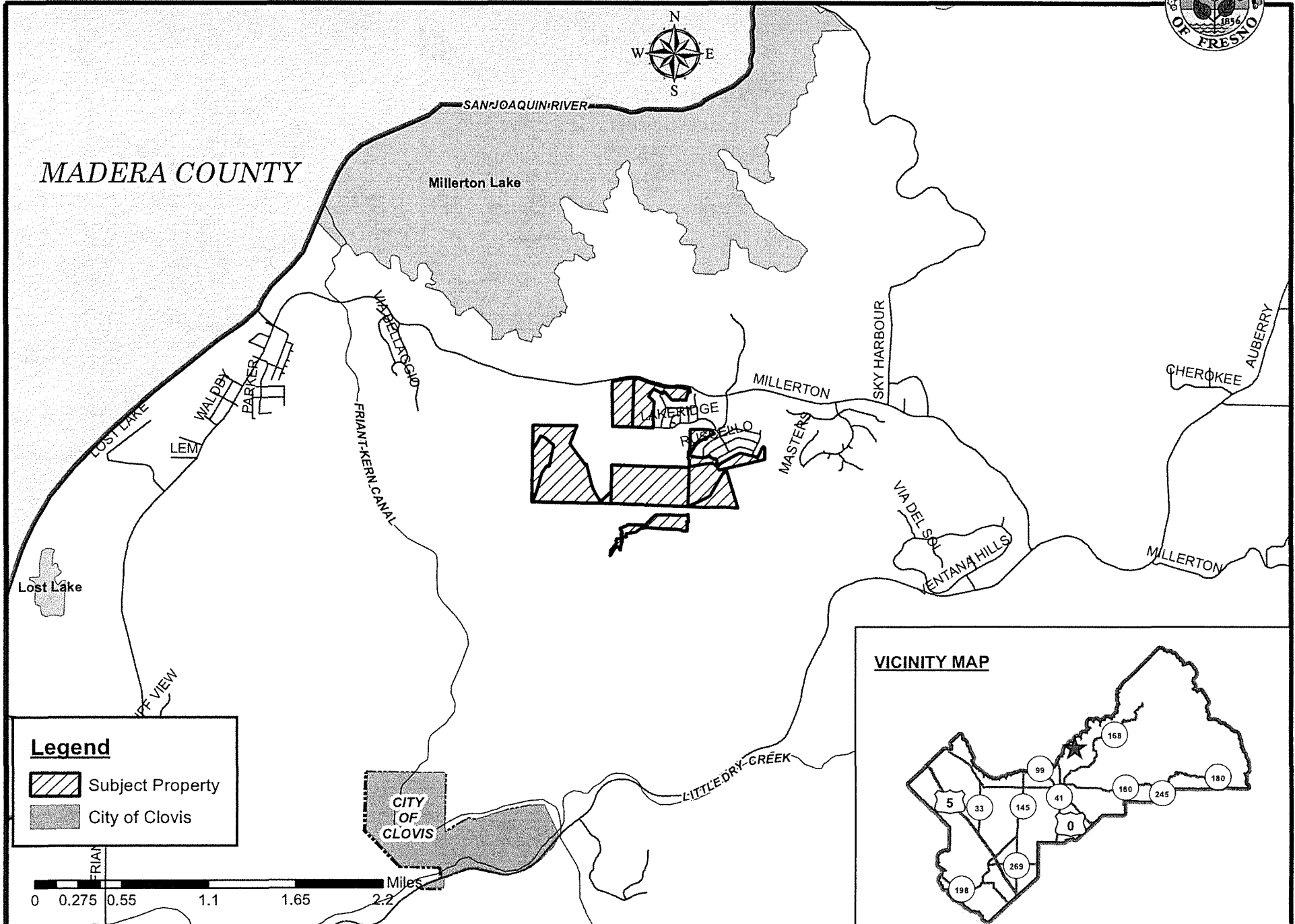
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 24, 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 Mitigated Negative Declaration.

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

Published: February 18, 2022

LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study No. 8157, Amendment to Text No. 382 and Unclassified Conditional Use Permit Application No. 3727.
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The Millerton Specific Plan is located approximately 1.5 miles east of the unincorporated community of Friant. The spray field components of the project site are comprised of five areas with portions on a total of 10 Assessor's parcels totaling 158 acres of open land located on the south side of Millerton Road within the Millerton Specific Plan boundary. The effluent distribution lines to the spray fields will be located within the public rights-of-ways. (APNs: 300-340-13, 300-340-60, 300-542-07, 300-542-08, 300-542-13, 300-542-54, 300-542-55, 300-542-16, 300-542-27 and 300-542-51 (Sup. Dist. 5).
- 5. Project sponsor's name and address:**
Assemi Group, Inc.
1396 W. Herndon Ave., # 110
Fresno, CA 93711
- 6. General Plan designation:**
Medium Low Density Residential, Medium Density Residential, Public Facilities, and Open Space in the Land Use and Circulation Elements of the Millerton Specific Plan.
- 7. Zoning:**
R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size); R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size), R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size), R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size); and R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size).
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system within the:

R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size)
R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size)
R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size)

R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size)
R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size) Zone Districts,
and

Unclassified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing.

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

Surrounding the project area is farmland with scattered homes. The Sierra National Forest is located to the east.

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.?

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

The project site is in an area designated as highly sensitive for archeological Resources. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested for consultation. Table Mountain Rancheria however, indicated that all cultural sites within the project area be avoided. A Mitigation Measure Mitigation Measure included in the CULTURAL ANALYSIS section above will reduce impact to cultural resources to less than significant.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:

Ejaz Ahmad, Planner

David Randall, Senior Planner

Date: 02-17-2022

Date: 2/17/22

EA: G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3727 - See AT 382\IS-CEQA\CUP 3727 IS cklst.doc

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 8157, Amendment to
Text Application No. 382; and
Unclassified Conditional Use Permit Application No.
3727)

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?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

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:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 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?
- 2 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?
- 2 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

- 3 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?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 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:

- 3 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 3 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?
- 3 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. HYDROLOGY AND WATER QUALITY

Would the project:

- 3 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on or off site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 2 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
 - 2 iv) Impede or redirect flood flows?
- 2 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?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 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:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 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:

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

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

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

XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 1 i) Fire protection?
1 ii) Police protection?
1 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:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 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:
- 2 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
- 2 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

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?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 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?

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 Zoning Ordinance
Greenhouse Gas Analysis by Assemi Group and Johnson Johnson and Miller Air Quality Consulting Services dated September 20, 2021.

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Assemi Group, Inc.
- APPLICATION NOS.:** Initial Study No. 8157, Amendment to Text (AT) No. 382, Unclassified Conditional Use Permit Application No. 3727
- DESCRIPTION:** Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system Within the:
R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size)
R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size),
R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size),
R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size); and
R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size) Zone Districts, and

Unclassified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing.
- LOCATION:** The Millerton Specific Plan is located approximately 1.5 miles east of the unincorporated community of Friant. The spray field components of the project site are comprised of five areas with portions on a total of 10 Assessor's parcels totaling 158 acres of open land located on the south side of Millerton Road within the Millerton Specific Plan boundary. The effluent distribution lines to the spray fields will be located within the public rights-of-ways. (APNs: 300-340-13, 300-340-60, 300-542-07, 300-542-08, 300-542-13, 300-542-54, 300-542-55, 300-542-16, 300-542-27 and 300-542-51 (Sup. Dist. 5).

DISCUSSION:

An Environmental Impact Report (EIR) and Mitigation Measures & Monitoring Program Matrix was certified for the Millerton Specific Plan was adopted in December 1984 as having been prepared and considered by the decision-making body in accordance with the California Environmental Quality Act (CEQA). Several additional environmental studies have been prepared since the 1984 certification, the most recent being in December 2004.

This Initial Study has been prepared in part to determine if the existing EIR is adequate for the proposed project pursuant to Section 21166 of the Public Resources Code, which states that no subsequent or supplemental EIR shall be required for a project pursuant to Section 21000 *et seq.* of the Public Resources Code unless one or more of the following events has occurred:

- (a) Substantial changes are proposed in the project, which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The subject project was routed to reviewing agencies initially in November 17, 2021 with mention of the previously adopted EIR and Specific Plan. Comments received at the completion of the routing cycle did not reveal any significant project-related impacts that could not be mitigated. Based on staff's review of comments received, it has been determined that the provisions of Section 15162 will be utilized in preparing the environmental document.

This Initial Study has been prepared pursuant to Section 15162 of the CEQA Guidelines, to determine if the existing EIR is adequate for the proposed project, or whether any of the three events noted above have taken place necessitating preparation of a new or supplemental EIR.

The Lead Agency may then determine if a subsequent Negative Declaration is appropriate. A determination to prepare a Mitigation Negative Declaration has been made based upon the fact that Mitigation Measures were identified in the Initial Study.

Based upon the comments received, which indicated that no significant impacts would occur, if the project is approved, a Mitigated Negative Declaration has been prepared.

As a project condition, the Applicant would be required to comply with all applicable Mitigation Measures contained in the Millerton Specific Plan - Mitigation Measures and Monitoring Program Matrix Program identified in the previously certified EIR, as well as those identified in Initial Study No. 8157 prepared for this project. The Mitigation Measures and Monitoring Program Matrix is attached to this document for reference purposes.

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?

FINDING: NO IMPACT:

The subject Amendment to Text (AT) will modify the text of the Fresno County Zoning Ordinance for R-1-E, R-1-B, R-1-C, R-1 and R-2 Zone Districts to include that Landscaping, Limited Agriculture, and Grazing shall be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with a source of tertiary treated effluent. The subject Unclassified Conditional Use Permit is to allow the spray of tertiary-treated sewage effluent generated by an existing Wastewater Treatment facility onto approximately 158 acres of land subject to this AT. An underground pipeline system will carry effluent from storage pond to the land subject to spray fields. The pipeline will be installed within the existing and proposed rights-of-ways of residential subdivisions.

One of the five Beneficial-Reuse areas subject to spray disposal of effluent is located on the south side of Millerton Road which is designated as a scenic roadway in the County General Plan. The General Plan policy requires that all development along scenic roadways shall maintain a minimum 200-foot open-space setback. The project does not propose or require any above-ground structures and therefore is not in conflict with setback requirements for scenic roadway. Furthermore, there are no scenic vistas, or scenic resources, including rock outcroppings, or historic buildings on or near five proposed spray sites that will be impacted by the project.

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

FINDING: NO IMPACT:

No illumination is needed for the subterranean pipeline or the spray of wastewater on the landscape area, limited agriculture areas, or grazing land.

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

FINDING: NO IMPACT:

Within the Millerton Specific Plan boundary, there is no productive agricultural land subject to a Williamson Act Land Conservation Contract. According to the 2016 Fresno County Important Farmland Map, all land within Millerton Specific Plan (MSP) is designated as Grazing Land suited to grazing of livestock.

The proposed Amendment to Text (AT) will amend the text of R-1-E, R-1-8, R-1-C, R-1, and R-2 Zone Districts to allow Landscaping, Limited Agriculture, and Grazing within or adjacent to MSP Area when supplied or irrigated with a source of tertiary treated sewage effluent. With the approval of the proposed AT, spraying of tertiary treated sewage effluent onto 156 acres of open land will not be in conflict with Zoning Ordinance.

- 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 project site is not active forest land or timberland. The site is designated for residential uses and this designation will not change due to the subject proposal.

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?

FINDING: NO IMPACT:

San Joaquin Valley Unified Air Pollution Control District (District) reviewed the project and indicated that the project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). The project complies with all applicable rules and regulations from the applicable Air Quality Plan (AQP). No impact would occur.

- 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: NO IMPACT:

As noted above, the project construction and operational emissions would not exceed the District's significance thresholds. The project is consistent with the applicable Air Quality Attainment Plan and would not result in significant cumulative health impacts.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

Sensitive receptors are defined as locations that houses or attracts children, the elderly with illness, or other who are sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools.

Per the comments provided by SJVAPCD, the project's regional construction and operational emissions would not exceed the District's significance thresholds. The project is consistent with the applicable Air Quality Attainment Plan and would not result in significant cumulative health impacts.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, and schools. The project site is near planned residential sudations.

San Joaquin Valley Unified Air Pollution Control District (District) has determined that the common odor producing land uses are landfills, transfer stations, sewage treatment plants, wastewater pump, stations, composting facilities, feed lots, coffee roasters, asphalt batch plants and rendering plants. The proposed project is not one of these activities. The subject proposal would allow ground application of tertiary-treated sewage effluent generated by a Wastewater Treatment Facility.

During construction of the project various diesel-powered vehicles and equipment used onsite would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts would therefore be less than significant.

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:

The subject proposal is part of the Millerton Specific Plan for which the U.S. Fish and Wildlife Service (USFWS) issued a Biological Opinion (BO) on August 25, 2018. All development projects within the Millerton Specific Plan boundary, including the subject proposal, are required to comply with Avoidance and Minimization Measures noted in the BO memo.

The project was routed to United States Fish and Wildlife Services and the California Department of Fish and Wildlife (CDFW) for comments. CDFW was also contacted for comments by the project applicant. No comments were provided by either agency.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

All land within the Millerton New Town Specific Plan has been subject of Wetlands Delineation and Verification with the U.S. Army Corps of Engineers (USACE).

The project will be subject to Clean Water Act (CWA) Section 404 dredge and fill permits, Section 401 water quality certifications and California Fish and Game Code Section 1602 streambed alteration agreements, where applicable.

- 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; or

- 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:

Per the Millerton Specific Plan Policy SP1-P68, Habitat Preservation, an Open Space and Natural Resource Plan (OSNRP) has been established for the Millerton, Dry Creek and Sierra Foothill areas. The OSNRP will provide protection to sensitive resources by establishing key habitat areas, open and continuous wildlife corridors, ridge tops and view protection, native plant landscapes, and lighting restrictions on hilltops to mitigate glare.

The 158 acres of land to receive tertiary-treated sewage effluent generated by a Wastewater Treatment facility is currently unimproved with no vegetation. The project will not conflict with local policies or ordinances regarding a tree preservation policy or ordinances.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is in an area designated as highly sensitive for archeological Resources. A study entitled *Cultural Resources Inventory (CRI) Millerton New Town Specific Plan*, was prepared by Kristina Roper and dated April 21, 2014. While encompassing all properties within the Millerton New Town Specific Plan area, this study was used as the basis for preparing a Cultural Resources Management Plan for Millerton Specific Plan development projects.

Per the *Cultural Resources Inventory (CRI)*, there are six archeological sites within the entire Millerton Specific Plan area that appear to meet the eligibility criteria for listing in the National Register of Historic Places and the California Register of Historic Resources. None of those sites are located within 158 acres of area subject to receiving

tertiary-treated effluent. Other sites identified in the CRI and scattered throughout the Millerton Specific Plan area are comprised of milling features. These sites are not eligible for NRA and do not appear to be in dispositional area where buried materials and/or features may be anticipated.

Additionally, the applicant and local tribe, Picayune Rancheria of the Chukchansi Indians, met and reviewed the project and known cultural resources to verify that the project did not impact said sites. While the area is rich in cultural resources no conflicts or impacts were identified.

The project will adhere to the following mitigation measure to ensure that in the unlikely event that cultural resources are unearthed during ground disturbance, impacts to cultural resources remain less than significant. The Mitigation Measure No. 12. c. - Historic/Cultural Resources listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix also reflects on this requirement.

* **Mitigation Measure:**

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

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project is unlikely to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. To minimize the potential for wasteful or inefficient consumption of energy resources, the project will adhere to the following Mitigation Measure.

* **Mitigation Measure:**

1. *The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.*

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will not 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. 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:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project is not in any identified landslide hazard area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any site grading associated with laying of subsurface pipeline will adhere to the Grading and Drainage Sections of the County Ordinance Code.

The project will adhere to Mitigation Measure 13.g, Geology and Soils, listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix, which requires that the Applicant shall provide a detailed erosion and drainage control program for the project to control erosion, siltation, sedimentation and drainage.

- 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:

Per Figure 9-6 of Fresno County General Plan Background Report, the project is not in an area at risk of landslides. The installation of subsurface pipelines would not result in underground materials movement and poses no risks related to subsidence.

- 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 Millerton Specific Plan identifies no potential soil problems. According to the Soils Analysis contained in the 1984 Environmental Impact Report (EIR) for Millerton Specific Plan, the predominant soil type in the area is not subject to shrink/swell. There is no geomorphic evidence of past landslides, slumps or mudslides on the site or adjacent property.

- 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: NO IMPACT:

The project requires no restroom facility for which an onsite wastewater disposal system may be required.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

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 San Joaquin Valley Air Pollution Control District (SJVAPCD) does not have a recommendation for assessing the significance of construction related emissions, however, other jurisdictions such as the Sacramento Metropolitan Air Quality Management District (SMAQMD) have concluded that construction emissions should be included since they may remain in the atmosphere for years after construction is

complete. The SMAQMD has established quantitative significance thresholds of 1,100 MT CO₂e per year for the construction phases of land use projects. As such, annual construction emissions below the 1,100 MTCO₂e would have a less than significant cumulative impact on GHGs.

The subject proposal is identical in nature to a recently approved CUP No. 3698 which was permitted to allow a 100-acre-foot inground tertiary-treated effluent storage pond and related subterranean pipelines to transport tertiary-treated sewage effluent from an existing Wastewater Treatment Facility to the pond. The construction intensity and duration of the subject proposal is far less than construction activity associated with CUP No. 3698. The subject proposal involves laying of subterranean pipeline only. The pipeline will carry effluent from the approved effluent storage pond to irrigate 158 acres of open land within the Millerton Specific Plan boundary.

The total construction-generated greenhouse gas emissions related to CUP 3698 from emission sources such as site grading, reclaimed water main, and other activities was 213 MTCO₂e. Given the scope of the subject proposal, the total construction-generated greenhouse gas emissions generated is anticipated to be less than 213 MTCO₂e and well below the significant threshold of 1,100 MTCO₂e.

Regarding operational GHG Emission, after construction of underground piping system, the ground will be returned to pre-construction condition resulting in no associated operational emissions of GHG.

In summary, the GHG impacts resulting from the subject proposal would be less than significant. The proposal is not in conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The Fresno County Public Health Department, Environmental Health Division (Health Department) reviewed the proposal and requires the following as Project Notes: 1) any use and/or storage of hazardous materials and/or hazardous wastes shall meet the

requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5; 2) submittal of a Hazardous Materials Business Plan may be required pursuant to the HSC, Division 20, Chapter 6.95, Section 25507; and 3) should any underground storage tank(s) be found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Health Department.

The nearest school, Foothill Elementary School, is approximately 8.7 miles northeast of the project site.

The Consolidated Mosquito Abatement District (CMAD) reviewed the proposal and stated that use of tertiary-treated effluent water to irrigate landscape plants limited agricultural crops can be beneficial if undertaken with oversight, attention and planning to reduce the potential for mosquito production. The inclusion of pasture as a crop is a significant source of mosquito production and cost to control, in terms of manpower and pesticide.

The CMAD requires that project proponent shall be responsible for ensuring that the ongoing project takes all necessary steps and costs to prevent, reduce and eliminate sources of mosquito production and be required to respond to requests from CMAD for actions to abate mosquito production on the property throughout the existence of the project. Further, the District shall have unhindered access to areas where irrigation occurs for surveillance and control purposes, if it becomes necessary to minimize and mitigate any nuisance or disease impacts created by the project. The project will adhere to these requirements and are noted below as a Mitigation Measure:

* **Mitigation Measure:**

1. *To minimize and mitigate any nuisance and disease impact created by the project, the project proponent shall take all necessary steps and costs to prevent, reduce and eliminate sources of mosquito production; shall respond to requests from Consolidated Mosquito Abatement District (District) for actions to abate mosquito production on the property throughout the existence of the project; and shall provide the District unhindered access to areas where irrigation occurs for surveillance and control purposes.*

- 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 search results of the CalEPA (Cortese List: Section 65962.5(a), the 158 acres project site is not listed as a hazardous materials site. The project will not create hazards to the public, or the environment.

- 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:

Per the Fresno County Airport Land Use Compatibility Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately 13.5 miles south of the project site. The airport will not result in a safety hazard for the project.

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

FINDING: NO IMPACT:

The project will not impair implementation of, or physically interfere with an adopted emergency response/evacuation 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:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is within the State Responsibility Area for wildland fire. There are no above ground structures associated with the proposal which may expose persons or structures to wildland fire hazards. No impact would occur.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

According to the California Regional Water Quality Control Board (RWQCB), the existing wastewater discharge at Millerton Specific Plan (MSP) is regulated by Waste Discharge Requirement Order No. R5-2008-0127 and Master Reclamation Permit Order No. 2008-0128.

The RWQCB reviewed the proposal and required additional information to be provided on the land disposal areas and the crops to be grown. RWQCB also required that timing of the effluent application on the ground shall be in accordance with Master Reclamation Permit Order No. 2008-0128.

The applicant is working on a detailed design for the first of five effluent application areas. The design will indicate the grading necessary for the "protection" of the Rocky Branch Creek, the method of irrigation and the proposed crop and will be presented to

RWQCB for review and approval. The project will adhere to the following Mitigation Measure:

* **Mitigation Measure:**

1. *Prior to the issuance of any required permit or installation of any component of the Beneficial Re-Use of Title 22, tertiary-treated sewage effluent, the applicant shall meet with and obtain approval on the plans for each area from the California Regional Water Quality Control Board.*

The Resources Division of the Fresno County Development Services and Capital Projects Division reviewed the subject proposal and requires the following as Project Notes: (1) all irrigation infrastructure required for the project shall be designed and constructed in accordance with the approved Millerton Infrastructure Plan; (2) the applicant shall provide engineered plans and documents, prepared by a Registered Professional Engineer, for any improvements associated with the project; (3) the plans, along with fees per the Master Fee Schedule, shall be submitted to the County of Fresno Department of Public Works and Planning for review and approval; (4) the applicant shall provide a one-year warranty for all improvements; and (5) the applicant shall obtain all necessary local and state regulatory permits prior to the project operation; (6) the reclaimed water distribution system shall comply with requirements contained in the AWWA publication "Guidelines for Distribution of Non-potable Water"; (7) the required separation of reclaimed water, potable water and raw wastewater piping shall be maintained; (8) all reclaimed water valves, outlets, quick couplers and sprinkler heads shall be of a type, or secured in a manner, that only permits operation by authorized personnel; and (9) the areas around the proposal shall be landscaped and designed to blend into the surrounding area in a compatible manner.

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

FINDING: NO IMPACT:

The project will not decrease ground water supplies. In fact, application of tertiary-treated effluent on 158 acres land (project site) by using irrigation equipment will help improve groundwater resources.

The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and offered no comments. The State Water Resources Control Board Division of Drinking Water (SWRCB-DDW) also reviewed the proposal and stated that the project does not meet the definition of a new public water system and is not subject to a permit from SWRCB-DDW.

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

1. Result in substantial erosion or siltation on or off site; or
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project development may cause minimal changes in absorption rates, drainage patterns, and an increase in the rate and amount of surface runoff.

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, the project shall be subject to the following requirements included as Project Notes. The project shall require either a grading plan, improvement plan, permit, or voucher; file a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) with the California Regional Water Quality Control Board before the commencement of any construction activities disturbing 1.0-acre or more of area; and provide copies of completed NOI and SWPPP to Development Engineering prior to any grading work.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to FEMA FIRM Panel 1035H LOMR Case No. 12-09-1045P, portions of the area of the parcel lots with APNs 300-542-13, 54 and 27 are within the Flood Zone AE, subject to flooding from the 100-year storm. A Project Note would require that any development within the Special Flood Hazard Area shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern with the application to indicate that the project will conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The project is within Millerton Specific Plan boundary, a self-sustained community.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project entails Amendment to Text (AT) No 382 modifying the Fresno County Zoning Ordinance to add the following language to the R-1-E, R-1-B, R-1-C, R-1, and R-2 Zone Districts:

Landscaping, Limited Agriculture, and Grazing shall be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with a source of tertiary treated effluent.

AT 382 was filed in conjunction with Unclassified Conditional Use Permit Application No. 3727 to be able to irrigate 158 acres of open land with tertiary-treated effluent generated by an existing Wastewater Treatment Facility. The subject land is designated as Medium Low Density Residential, Medium Density Residential, Public Facilities, and Open Space in the Land Use and Circulation Elements of the Millerton Specific Plan.

With the approval of AT 382, the limited conditionally approved spraying of tertiary-treated sewage effluent for landscaping, agriculture and grazing on residentially zoned properties noted above would be in conformance with land use plan, policy, or regulation of Fresno County.

The project complies with the following Millerton Specific Plan policies.

Regarding Millerton Specific Plan Policy SP1-P83, the tertiary-treated effluent generated by an existing WWTF will be stored in a 100-acre-foot effluent storage pond for the purpose of seepage, and partial evaporation and will be used to irrigate agricultural, landscaping, and grazing areas.

Regarding Millerton Specific Plan Policy SP1-P45, the tertiary-treated effluent will be used to irrigate 158 acres of land within the Millerton Specific Plan area subject to the approval of AT and CUP

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:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is not located within a mineral-producing area of the County.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction activities related to underground pipeline could increase noise level in the area. However, noise impacts associated with construction will be temporary and are required to adhere to the County Noise Ordinance.

- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: NO IMPACT:

The construction or operation of the project would not result in ground-borne vibration or generate ground-borne noise levels.

- 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:

See Section IX. E. above.

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: NO IMPACT:

This project is unrelated to population growth. No impact would occur.

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?

FINDING: NO IMPACT:

The Fresno County Fire Protection District reviewed the project and did not identify any concerns related to fire hazard.

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

FINDING: NO IMPACT:

The project will have no impact on police protection, parks, schools, or other public facilities.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not require new or expanded recreational facilities in the area.

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: NO IMPACT:

The subterranean pipeline will be installed within the public road right-of-way maintained by County Services Area (CSA). According to the Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning these roads are not county-maintained roads and will have no impact on County maintained roads. The Design Division of the Fresno County Department of Public Works and Planning also reviewed the project and offered not comments related to traffic.

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

FINDING: NO IMPACT:

The project related construction activities would generate fewer than 110 trips per day which is presumed to cause a less-than-significant transportation impact per the State of California Governor's Office of Planning and Research document entitled *Technical Advisory on Evaluating Transportation Impacts* in CEQA dated December 2018 (OPR Technical Advisory). As such, the project will have no traffic impact related to vehicle miles travel (VMT).

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will not change the existing roadway design, or result in inadequate emergency access within or near the Millerton Specific Plan boundary. No impacts would occur.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is in an area designated as highly sensitive for archeological Resources. Pursuant to AB (Assembly Bill) 52, the subject proposal was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested for consultation. Table Mountain Rancheria, however, indicated that all cultural sites within the project area shall be avoided. A Mitigation Measure included in the CULTURAL ANALYSIS section above will reduce impact to cultural resources to less than significant.

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:

See discussion in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities.

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

FINDING: NO IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY above.

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

FINDING: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

- 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 will not generate any solid waste for disposal to local land-fill. No impact would occur.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project is located within the State Responsibility Area (SRA). Due to no above-ground structure proposed, the project will not be subject to wildfire issues noted above.

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:

The project site is located within an area of wildlife and wetlands which were previously identified in the Environmental Impact Report certified for the Millerton Specific Plan approved in 1984. As indicated in the above analysis, the project will adhere to Mitigation Measures listed in the Monitoring Program Matrix, Avoidance and Minimization Measures noted in the Biological Opinion (BO) for Millerton Specific Plan. Impacts on the Cultural Resources will be less than significant with a Mitigation Measure included in Section V above.

- 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 was analyzed for potential impacts, and appropriate project-specific Mitigation Measures have been developed to reduce project impacts to less than significant levels. The project is required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance. No cumulatively considerable impacts relating to Agricultural and Forestry Resources, Air Quality, Greenhouse Gas Emission or Transportation were identified in the project analysis. Impacts identified for Cultural Resources, Energy and Hydrology & Water Quality will be addressed with the Mitigation Measures discussed in Section V, Section VI, and Section X above.

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

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study No. 8157 prepared for Amendment to Text No. 382 and Unclassified Conditional Use Permit Application No. 3727, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to aesthetics, agriculture and forestry resources, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems or wildfire.

Potential impacts related to air quality, biological resources, geology and soils, greenhouse gas emissions, land use and planning, noise, and tribal cultural resources have been determined to be less than significant.

Potential impacts to cultural resources, energy, hazards and hazardous materials, and hydrology & water quality have been determined to be less than significant with the identified Mitigation Measures.

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

EA:jp

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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 8157	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Assemi Group, Inc	Project Title: Amendment to Text No. 382 and Unclassified Conditional Use Permit Application No. 3727		
Project Description: Amendment to Text No. 382 modifying the text of the Fresno County Zoning Ordinance to allow that Landscaping, Limited Agriculture, and Grazing to be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with tertiary treated sewage effluent from a municipal sewage system Within the: R-1-E (Single-Family Residential, 37,500 square-foot minimum parcel size) R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size), R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size), R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size); and R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size) Zone Districts, and Unclassified Conditional Use Permit Application No. 3727 to allow the distribution of tertiary-treated sewage effluent from an existing wastewater treatment facility through lines in the public rights-of-way to spray fields on approximately 158 acres of land within Millerton Specific Plan boundary specifically for Landscaping, Limited Agriculture, and Grazing. The Millerton Specific Plan is located approximately 1.5 miles east of the unincorporated community of Friant. The spray field components of the project site are comprised of five areas with portions on a total of 10 Assessor's parcels totaling 158 acres of open land located on the south side of Millerton Road within the Millerton Specific Plan boundary. The effluent distribution lines to the spray fields will be located within the public rights-of-ways. (APNs 300-340-13, 300-340-60, 300-542-07, 300-542-08, 300-542-13, 300-542-54, 300-542-55, 300-542-16, 300-542-27 and 300-542-51 (SUP. DIST. 5).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 8157) prepared for Amendment to Text No.382 Unclassified Conditional Use Permit Application No. 3727, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to aesthetics, agriculture and forestry resources, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems, or wildlife. Potential impacts related to air quality, biological resources, geology and soils, greenhouse gas emissions, land use and planning, noise, and tribal cultural resources have been determined to be less than significant. Potential impacts to cultural resources, energy, hazards and hazardous materials, and hydrology & water quality have been determined to be less than significant with the identified Mitigation Measures. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – February 18, 2022		Review Date Deadline: Planning Commission – March 24, 2022	
Date: February 5, 2022	Type or Print Name: David Randall, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program
Initial Study No. 8157
Amendment to Text No. 382
Unclassified Conditional Use Permit Application No. 3727**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/Dept of Public Works and Planning (PWP)	During project construction
*2.	Energy	The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.	Applicant	Applicant/PWP	During project construction
*3.	Hazards and Hazardous Materials	To minimize and mitigate any nuisance and disease impact created by the project, the project proponent shall take all necessary steps and costs to prevent, reduce and eliminate sources of mosquito production; shall respond to requests from Consolidated Mosquito Abatement District (District) for actions to abate mosquito production on the property throughout the existence of the project; and shall provide the District unhindered access to areas where irrigation occurs for surveillance and control purposes.	Applicant	Applicant/ Consolidated Mosquito Abatement District	During the life of the project
*4.	Hydrology and water Quality	Prior to the issuance of any required permit or installation of any component of the Beneficial Re-Use of Title 22, tertiary-treated sewage effluent, the applicant shall meet with and obtain approval on the	Applicant	Applicant/PWP	During project construction

		plans for each area from the California Regional Water Quality Control Board.			
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*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

G:\4360Devs&Pin\PROJSEC\PROJDOCS\CUP\3700-3799\3727-SeeAT382\IS-CEQA\CUP3727-Docs to SCH\CUP 3727 MMRP docx



County of Fresno

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

DATE: November 17, 2021

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, Attn: Tawanda Mtunga, 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
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Resources Division, Special Districts (CSA 34), Attn: Amina Flores-Becker/Chris Bump
Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes/ Kevin Tsuda
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo; Caitlin Juarez
Regional Water Quality Control Board, Central Valley Region, Attn: centralvalleyfresno@waterboards.ca.gov
Southern San Joaquin Valley Information Center; Attn: Celeste Thomson
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Consolidated Mosquito Abatement District, Attn: Steve Mulligan
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman
Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov
City of Clovis, Attn: Planning Director
City of Firebaugh, Attn: Planning Director
City of Fresno, Attn: Planning Director
City of Kerman, Attn: Planning Director
City of Mendota, Attn: Planning Director

City of Huron, Attn: Planning Director
City of Kingsburg, Attn: Planning Director
City of Orange Cove, Attn: Planning Director
City of Parlier, Attn: Planning Director
City of San Joaquin, Attn: Planning Director
City of Selma, Attn: Planning Director
City of Coalinga, Attn: Planning Director
City of Fowler, Attn: Planning Director
City of Reedley, Attn: Planning Director
City of Sanger, Attn: Planning Director

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Amendment to Text (AT) No. 382; Unclassified Conditional Use Permit Application
No. 3727; Initial Study Application No. 8157

APPLICANT: Assemi Group, Inc.

DUE DATE: December 1, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the following applications:

Amendment to Text (AT) to amend the Text of the Fresno County Zoning Ordinance to add the following language to R-I-E, R-I-B, R-I-C, R-I, and R-2 Zone Districts:

Landscaping, Limited Agriculture, and Grazing shall be permitted within or adjacent to the Millerton Specific Plan Area when supplied or irrigated with a source of tertiary treated effluent

Unclassified Conditional Use Permit (UCUP) to allow the spray of tertiary treated effluent from an existing Wastewater Treatment facility onto 158 acres of land subject to this AT.

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.

We must have your comments by **December 1, 2021**. Any comments received after this date may not be used.

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

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

EA:

G:\4360Devs&Pln\PROJ\SEC\PROJ\DOCS\CUP\3700-3799\3727 - See AT 382\ROUTING\CUP 3727 Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 11/10/21 AT 382 CUP 3727 (Application No.)

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Text Amendment/CUP to provide for the ability to re-use tertiary treated effluent for beneficial purposes in and adjacent to the Millerton Specific Plan

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: N/S side of Millerton Road between Millerton State Park and Eagle Springs Golf Street address: NA.

APN: VARIOUS Parcel size: 158+/- Ac Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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

Owner (Print or Type) Various Address 1396 W. Herndon #110 Fresno, 93711 City Zip Phone

Applicant (Print or Type) Asseui Group Inc. Address City Zip Phone

Representative (Print or Type) Jeffrey T. Roberts Address City Zip Phone (559) 288-0688

CONTACT EMAIL: jroberts@asseuigroup.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AT 382 Fee: \$ 7,326.00
Application Type / No.: (U) CUP 3727 Fee: \$ 9,123.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 8157 Fee: \$ 5,151.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 1,375.00
Received By: [Signature] Invoice No.: TOTAL: \$ 22,975.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): CUP 3698-

Zone District:

Parcel Size:

APN # - - -
APN # - - -
APN # - - -
APN # - - -

over.....



County of Fresno

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

PRE-APPLICATION REVIEW DISCLOSURE/DISCLAIMER

Completion of a Pre-Application Review is no longer a mandatory step necessary in order to submit a land use or mapping application to the Fresno County, Department of Public Works and Planning, Development Services Division for processing. The purpose of the Pre-Application Review is to allow the customer and staff to exchange information and confirm the necessary application process, required fees, and submittal material prior to the customer paying the actual application fees. Specifically, during the Pre-Application Review process, staff researches and provides the following information:

- If the proposed use is allowed based on the zoning of the subject parcel; the type(s) of application(s) required to permit the proposal to be processed.
- If the subject site is a legal parcel (Note: If the parcel is not legally created, no land use/mapping application can be processed until the legality issue is resolved).
- The anticipated level of environmental review.
- If the project site is under the Williamson Act Contract and if the proposed use is permitted under the Contract.
- If the site is located within a special district and if special considerations may be applicable to the project.
- Required application forms, filing fees, and filing requirements/materials.

While the Pre-Application Review is an option for any prospective application, in those cases where an applicant opts not to file for completion of a Pre-Application Review; the information research noted above that typically results from the Pre-Application Review process may not be realized until after the application fees have been accepted and the project has been routed for comment. This being the case, unexpected issues may arise that could impact the processing timeline and cost of the application and/or impact the determination as to whether the application can even continue to be processed as originally submitted. *Please note that if the application cannot be processed as submitted, the processing fees expended thus far will not be refunded.*

By opting out of the Pre-Application Review process, I hereby acknowledge the potential for additional application processing delays and costs.

Jeffrey T. Roberts
PRINT NAME

PRINT NAME

[Signature]
SIGNATURE

SIGNATURE

10-18-2021
DATE

DATE

Jeff Roberts

Sent: Wednesday, February 17, 2021 7:35 AM
Subject: Project Description / Operational Statement (Beneficial Re-Use of Tertiary Treated Effluent)

RECEIVED
COUNTY OF FRESNO
NOV 09 2021
AT382
CUP 3727

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Background:

The Millerton Specific Plan was originally approved by the Fresno County Board of Supervisors in 1984. The Specific Plan requires that each residential or commercial development within the boundaries provide an adequate and suitable method or area for the "Beneficial Re-use" of "Title 22" tertiary treated sewage effluent generated by the project. The County Service Area No. 34 (CSA 34) owns and operates a Wastewater Treatment Plant (WWTP) within the Specific Plan area and is responsible or must oversee that the ongoing maintenance of any areas irrigated with treated effluent is being accomplished according to State of California standards. As of January, 2021, the CSA processes approximately 70,000 gallons of wastewater each day. The tertiary treated effluent is currently held in a lined pond with a capacity of approximately 45 acre feet of storage. This pond is not adequate in size for the current development and is not adequate in size for any future development. The treated waste water is then either used for construction purposes within the Specific Plan or as irrigation water for landscaping or "Beneficial uses". The only area irrigated with treated effluent is an unpermitted 8 acre spray disposal area that was installed by a past developer within the Specific Plan. This location, aside from not meeting State of County standards, is not adequate for existing sewer system or any growth planned to occur within the Specific Plan Area.

In 2008, the State of California placed the entire Specific Plan area, the adjacent "Eagle Springs" (formerly known as "Brighton Crest") Golf Course, and the adjacent "Brighton Crest" residential subdivision with the boundaries of a "Master Reclamation Permit". This authorizes that application of the tertiary treated effluent subject to the rules and regulations spelled out in the Waste Discharge Requirements (Order No. R5-2008-0127). To date, the neither the County or the State has officially "permitted" a "Spray Disposal Area" or a "Beneficial Re-Use Area" within the boundaries of the Master Reclamation Area. The State has subsequently (2021) expanded the "Low Threat Waiver" for several locations within the Plan area. This application, if approved, will provide for the ability for land application of the treated effluent to be re-used within the community for irrigation of landscaping and selected agricultural crops.

Proposal:

The Assemi Group, on behalf of the property owners within the Specific Plan area, is interested in gaining the necessary approvals from Fresno County and the State of California to obtain permission to develop several areas for the application of the treated effluent generated by the CSA 34 WWTP. The proposed locations are under the ownership of the Assemi Group and are all currently vacant. The project area consists five areas with multiple parcels; there are portions of 10 Assessors' Parcels that are included in the 5 re-use acres totaling approximately 158 acres. The property is currently planned and zoned for residential and recreational use by the Millerton Specific Plan. A substantial portion of the potential re-use property was included in the previously approved Conditional Use Permit No. 2942. This application was granted by Fresno County in 2000 and provided for the development of a golf course and the spray disposal of tertiary treated effluent. That project was never constructed as planned. Additionally, a portion of the area was included within the boundaries of Conditional Use Permit No. 3576, an area once proposed for the installation of a Pistachio Orchard that would utilize the tertiary treated effluent. This application was approved in 2017 but was never developed and the land was sold to the Assemi Group.

The treated wastewater (Effluent) will be distributed to each of the Beneficial Re-Use Areas via underground pipes that will be installed by the developers with the Specific Plan. The pipes will be installed within the existing and proposed public road right of way and will eventually be owned, operated, and maintained by County Service Area No. 34.

Additionally, the Assemi Group has also filed a Conditional Use Permit (CUP No. 3698) to provide for the installation of an additional Effluent Storage basin with a capacity of 100 acre feet. If approved, this facility will work in unison with the existing pond and system to provide a reliable supply of irrigation water for the proposed application areas. CUP No. 3698 has not been approved at the time of this writing but is scheduled for Planning Commission consideration.

If approved, the owners will contract for the construction irrigated landscaping, beneficial re-use areas with agricultural crops, and irrigated pasture. The entire 158 acres cannot be utilized for irrigated pasture due to the proximity of jurisdictional wetlands and of future conservation areas that will be preserved by a "Conservation Easement". The initial development of any of the areas may require a grading plan and permit, the installation of irrigation equipment and controls, access roadways, and related facilities required for the maintenance of the facility by CSA 34. A "Maintenance Plan" will be developed in conjunction with CSA 34 that will provide information needed to develop the maintenance budget and the required fees that will be incorporated in the Zone of Benefit budget. After completion of the facility, CSA 34 will administer / oversee the application of the Title 22 Effluent water to the area according to the standards of the Waste Discharge Requirements . Real estate development projects that benefit from the use of the WWTP and associated re-use facilities will pay CSA 34 fees linked to their respective "Zone of Benefit" within the County Service Area. The CSA will not "operate" any agricultural applications where the use of the treated effluent is the primary water source. The CSA will, however, enter into "Water Delivery Agreements" to accommodate the needs of the agricultural and non-agricultural water users to provide assurance of delivery as needed.

In addition to the Conditional Use Permit application, a "Text Amendment" will be filed and processed to provide for the ability to utilize the tertiary treated effluent for "Beneficial Re-Use" on all zone districts within the Millerton Specific Plan area. Currently, the application of the treated effluent can only occur on properties planned and zoned for "Open Space" uses. The Text Amendment will provide for the ability to utilize areas that have R-2, R-1, R-1-C, R-1-B, and R-1-E within the Millerton Specific Plan and on selected adjacent areas.

Effluent Application Areas:

This section of the project description identifies the generalized areas where the effluent will be re-used to grow an agricultural crop;

- South side of Millerton Road between Morningside Way and Marina Drive. Located between Tract No. 4968 and future Tract No. 6233, approximately 26 acres of Grapevines on the hillside and adjacent to Millerton and Morningside Way (APN 300-340-13 and 60)
- Approximately 57 acres of partially hilly land located south of Tract No. 4870. A portion of this land lies within the boundaries of approved TTM 4934 and a portion of the property was approved as a part of CUP No. 3576. This area will be planted with Grapevines (APN 300-542-13, 16, 54, 55)
- Approximately 16 acres of land owned by the Clovis Unified School District (future playfield area) (APN No. 300-542-04, 07, 08)
- Approximately 47 acres of future irrigated pasture land west of and adjacent to Tract No. 4976. This property was partially included in CUP No. 2942 and this land is also adjacent to the location of the proposed 100 acre foot lined "Effluent Storage Pond" described in CUP No. 3698 filed by the Assemi Group (APN 300-542-51)
- Approximately 18 acres of land located south of and adjacent to the existing WWTP and 45 acre foot storage pond (APN 300-542-27)

List of Affected Assessors' Parcel Numbers / portion of Parcel utilized for "Beneficial Re-Use":

- 300-340-13 (approx. 3 acres)
- 300-340-60 (approx. 15 acres)
- 300-542-07 (9.75 acres)
- 300-542-08 (7.18 acres)
- 300-542-13 (approx. 37 acres)
- 300-542-54 (approx. 2 acres)
- 300-542-55 (approx. 15 acres)
- 300-542-16 (approx. 3 acres)
- 300-542-27 (18.53 acres)
- 300-542-51 (approx. 47.54 acres)

Proposed Amendment to Text:

Currently, the various residential zone districts that are found in the Millerton Specific Plan area do not allow the application of tertiary treated wastewater for the irrigation of landscaping and/or crops. The following changes to the zone districts will provide for consistency between the goals and policies in the Specific Plan and the implementing Zone Districts. The proposed text changes only apply to the Millerton Specific Plan area and several adjacent properties. The text of the following zone districts will be amended as follows:

- R-2: Remove Section 827.4C – Uses Specifically Prohibited -“Agricultural Uses” and add to Section 827-1 “ E. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area when supplied or irrigated with a source of Title 22 Reclaimed Water”.
- R-1: Add to Section 826-1 “ I. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area when supplied or irrigated with a source of Title 22 Reclaimed Water”
- R-1-C: Add to Section 825-1 “ I. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area when supplied or irrigated with a source of Title 22 Reclaimed Water”
- R-1-B: Add to Section 824-1 “ H. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan Area and immediately adjacent areas when supplied or irrigated with a source of Title 22 Reclaimed Water”
- R-1-E: Add to section 823-1 “ C. Landscaping, Limited Agriculture, and Grazing shall be permitted within the Millerton Specific Plan and immediately adjacent areas when supplied or irrigated with a supply of Title 22 Reclaimed Water”



Jeffrey T. Roberts | Entitlement Director

T: (559) 440-8308 |M: (559)288-0688 |F: (559) 436-1659 |X:308

E: jroberts@assemigroup.com

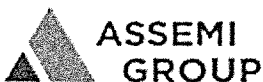
W: www.assemigroup.com

1396 W. Herndon Ave., Ste. 110, Fresno, CA 93711

Jeff Roberts

Subject: Beneficial Re-Use Areas - Millerton Specific Plan (Operational Statement)

1. The proposed CUP / Text Amendment will provide CSA 34 the ability to apply and beneficially re-use tertiary treated effluent within and adjacent to the Millerton Specific Plan area.
2. The application of effluent can occur at any hour on any day of the year
3. There are no customers
4. There are no employees other than those hired to maintain the planted areas
5. There are no service vehicles other than those used by the maintenance personnel
6. Access to the application areas is via public and/or private roadways
7. There is no parking provided
8. There will be no goods sold on the sites
9. Maintenance equipment may be used (tractors, mowers, weed eaters, blowers, trimmers, etc.)
10. Maintenance supplies used to maintain the various crops may be used but not stored on site
11. There is no noise, dust, or glare created by the proposed re-use areas
12. There will be no liquid waste
13. Up to 200,000 gallons of effluent per day will be applied to the areas for beneficial re-use
14. No advertising will be used
15. No buildings will be constructed
16. No buildings will be built or used
17. No outdoor lighting or sound amplification is planned
18. No fencing is planned
19. The crops that will be planted include turf, trees, flowers, groundcover, grapevines, alfalfa, nursery rootstock, forage crops
20. The Assemi Group is submitting this application on behalf of all of the related entities that own the proposed application areas.



AT 382
CUP 3727

Jeff Roberts

Subject: Required Findings (Conditional Use Permit)

Background:

The applicant proposes to process a "Text Amendment" application and a "Conditional Use Permit" application with the County of Fresno to provide for the ability to apply tertiary treated effluent within and adjacent to the Millerton Specific Plan. The text amendment is necessary to provide for consistency between the adopted Specific Plan policies and the text of the various zone districts that are used within the Specific Plan boundaries. The Conditional Use Permit will specify that locations within the Specific Plan that are currently proposed for the application of the effluent. In total, 158 acres of land are being considered for the beneficial re-use of the effluent. The effluent water will be used to irrigate landscaping and limited agricultural crops, and pasture.

Required Findings:

1. The 158 acres of land that is proposed to accept the tertiary treated effluent is located within the Millerton Specific Plan. All of the land within the plan is designated and zoned for residential, commercial, and open space uses. The location and configurations of the areas that are proposed to be irrigated with the Tertiary Treated Effluent are all of adequate size to accommodate the irrigation water. The water is typically applied in water lines the size of sprinkler lines (drip, spray, etc.) which can be controlled by the size of the spray "emitters" or "heads".
2. The area that will be irrigated with the treated effluent does not generate any traffic (other than maintenance vehicles) and therefore the size of the streets and highways are not relevant to these applications.
3. The proposed irrigation of landscaping and other plant material with tertiary treated effluent is common and supported by the State of California as a "beneficial Re-Use" of the water. Therefore, the proposed use will not have an adverse effect on the abutting property and surrounding planned and existing neighborhoods within and adjacent to the Millerton Specific Plan area.
4. The proposed use of treated effluent is consistent with the policies contained within the Millerton Specific Plan. There is an inconsistency with the Countywide zone districts that is being addressed with the accompanying "Text Amendment" application. If the Text Amendment is approved by the County, then the Conditional Use Permit that will provide for effluent re-use will be consistent with the Fresno County "Millerton Specific Plan" and thus, the Fresno County General Plan.



Jeffrey T. Roberts | Entitlement Director

T: (559) 440-8308 | M: (559)288-0688 | F: (559) 436-1659 | X:308

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1396 W. Herndon Ave., Ste. 110, Fresno, CA 93711

AT382
CUP 3727

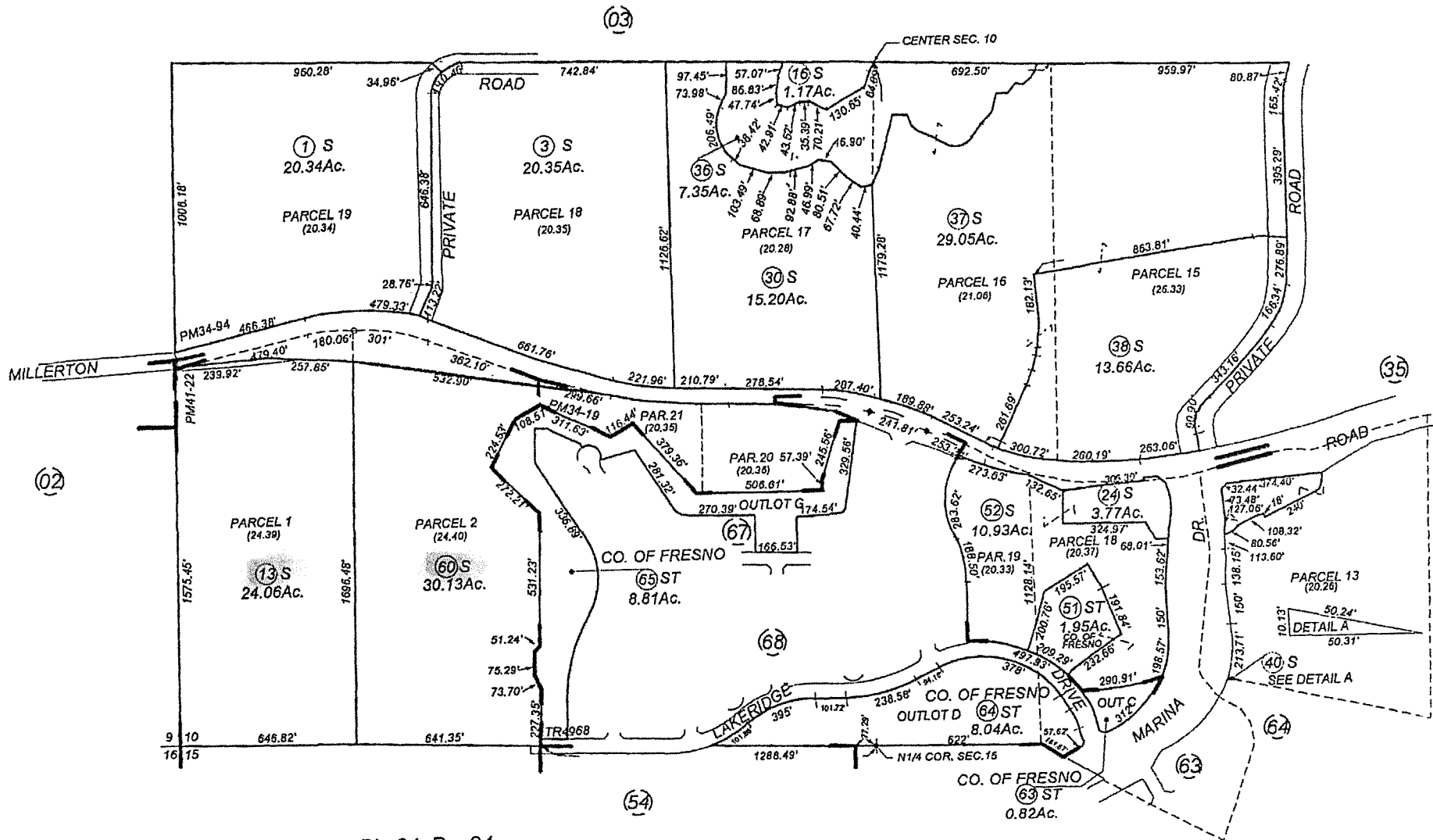
SUBDIVIDED LAND IN POR. SEC. 10, T. 11 S., R. 21 E., M.D.B. & M.

300-24

Tax Rate Area

76-094
76-095
199-014

-NOTE-
for Assessment purposes only.
be construed as portraying legal
or divisions of land for purposes
of zoning or subdivision law.



Parcel Map No. 3179 - Bk. 34, Pg. 94
Parcel Map No. 5349 - Bk. 34, Pg. 19 & 20
Parcel Map No. 5988 - Bk. 41, Pg. 22
Tract No. 4968 - Plat Bk. 88, Pgs. 1-8

▬ SUBJECT PARCELS

Assessor's Map Bl
County of Fresno

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

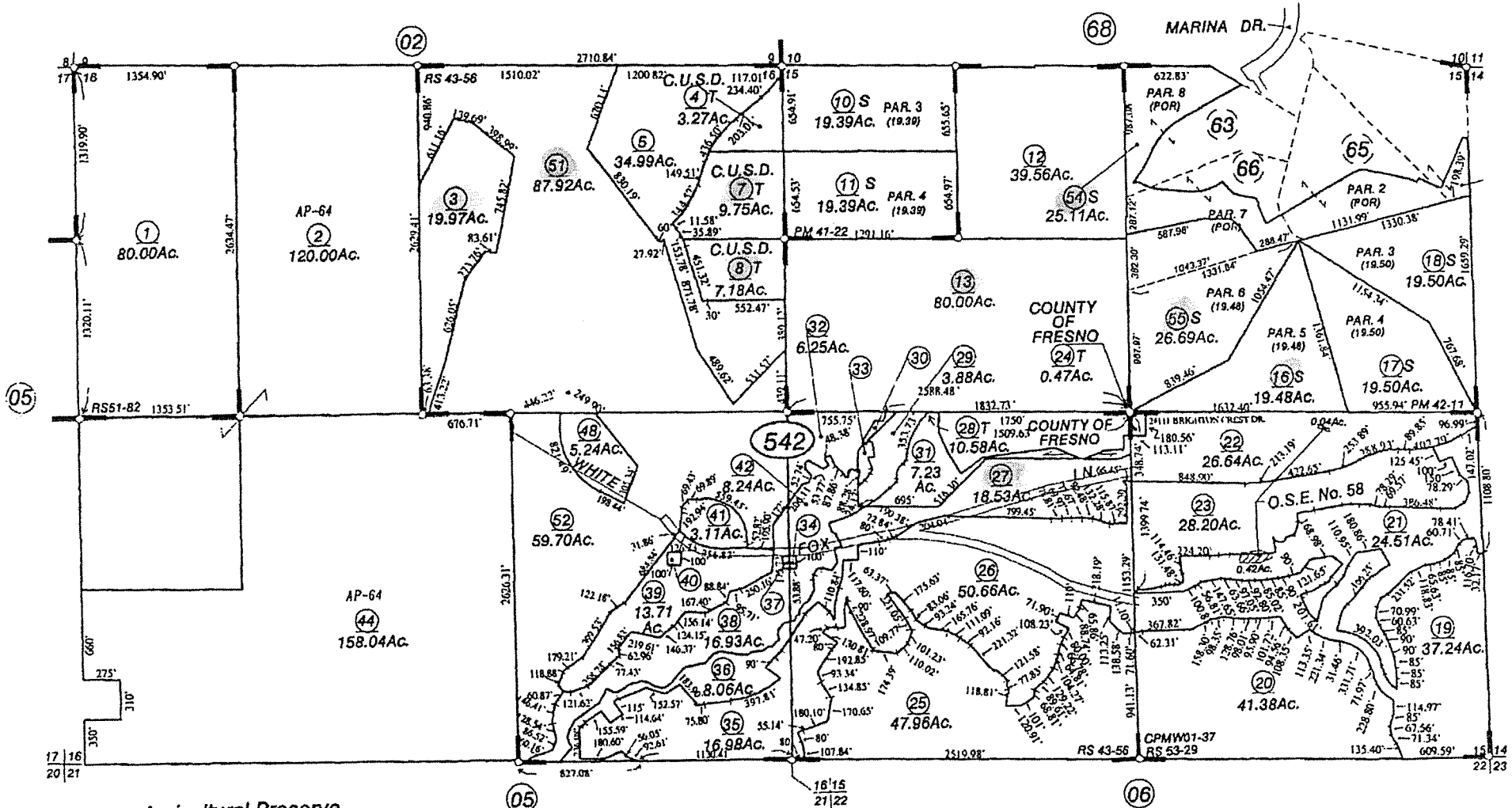
POR. SEC.'S 10, 15 & 16, T.11 S., R. 21 E., M. D. B. & M.

300-54

Tax Rate Area

76-068	76-096
76-073	76-097
76-094	199-002

--- 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.



Agricultural Preserve
 Certificate of Parcel Map Waiver No. 01-37, Doc. 15915, 2-4-08
 Record of Survey - Bk. 43, Pgs. 56
 Parcel Map No. 5988 - Bk. 41, Pg. 22
 Record of Survey - Bk. 51, Pgs. 82-88
 Parcel Map No. 5768 - Bk. 42, Pg. 11
 Record of Survey - Bk. 53, Pg. 29

Assessor's Map Bk. 300 -
 County of Fresno, Ca.

SUBJECT
 PARCELS

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

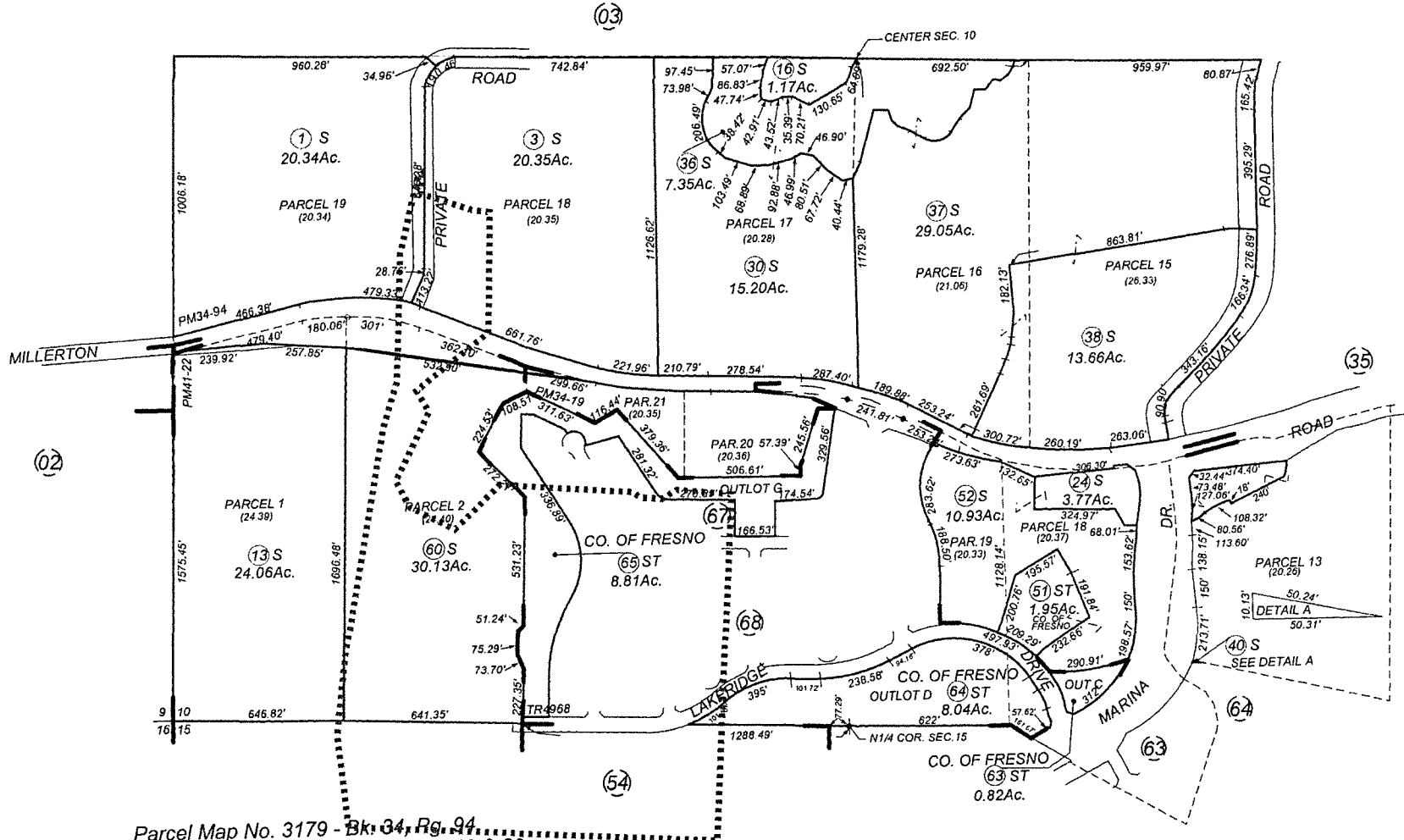
SUBDIVIDED LAND IN POR. SEC. 10, T. 11 S., R. 21 E., M.D.B. & M.

IDA FILE NO. 76-094
76-095
199-014

300-34



-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. 3179 - Bk. 34, Pg. 94
Parcel Map No. 5349 - Bk. 34, Pg. 19 & 20
Parcel Map No. 5988 - Bk. 41, Pg. 22
Tract No. 4968 - Plat Bk. 88, Pgs. 1-8

Assessor's Map Bk. 300 - Pg. 34
County of Fresno, Calif.

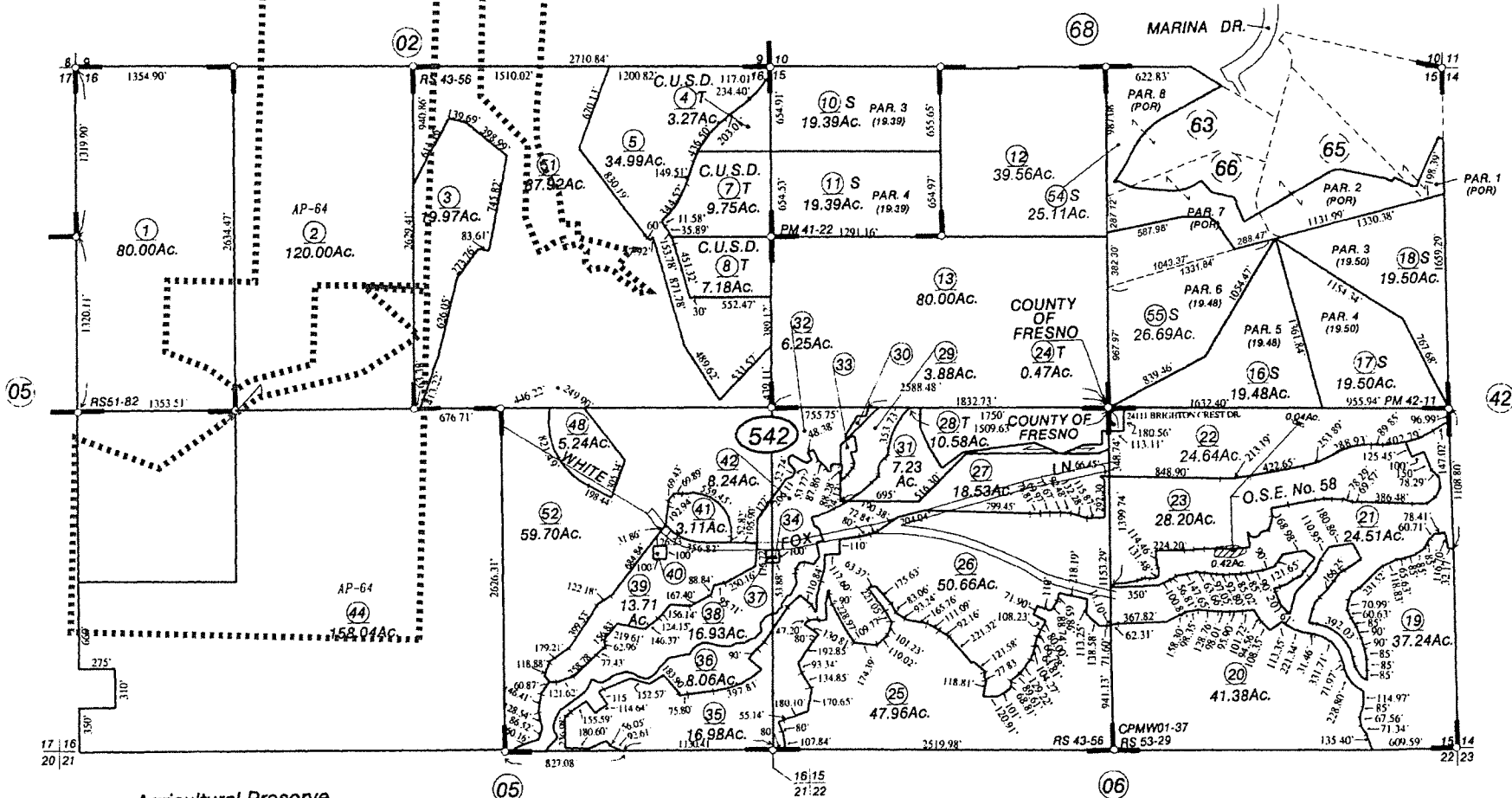
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

POR, SEC.'S 10, 15 & 16, T.11 S., R. 21 E., M. D. B. & M.

Tax Rate Area
 76-068 76-096
 76-073 76-097
 76-094 199-002

300-54

NOTE
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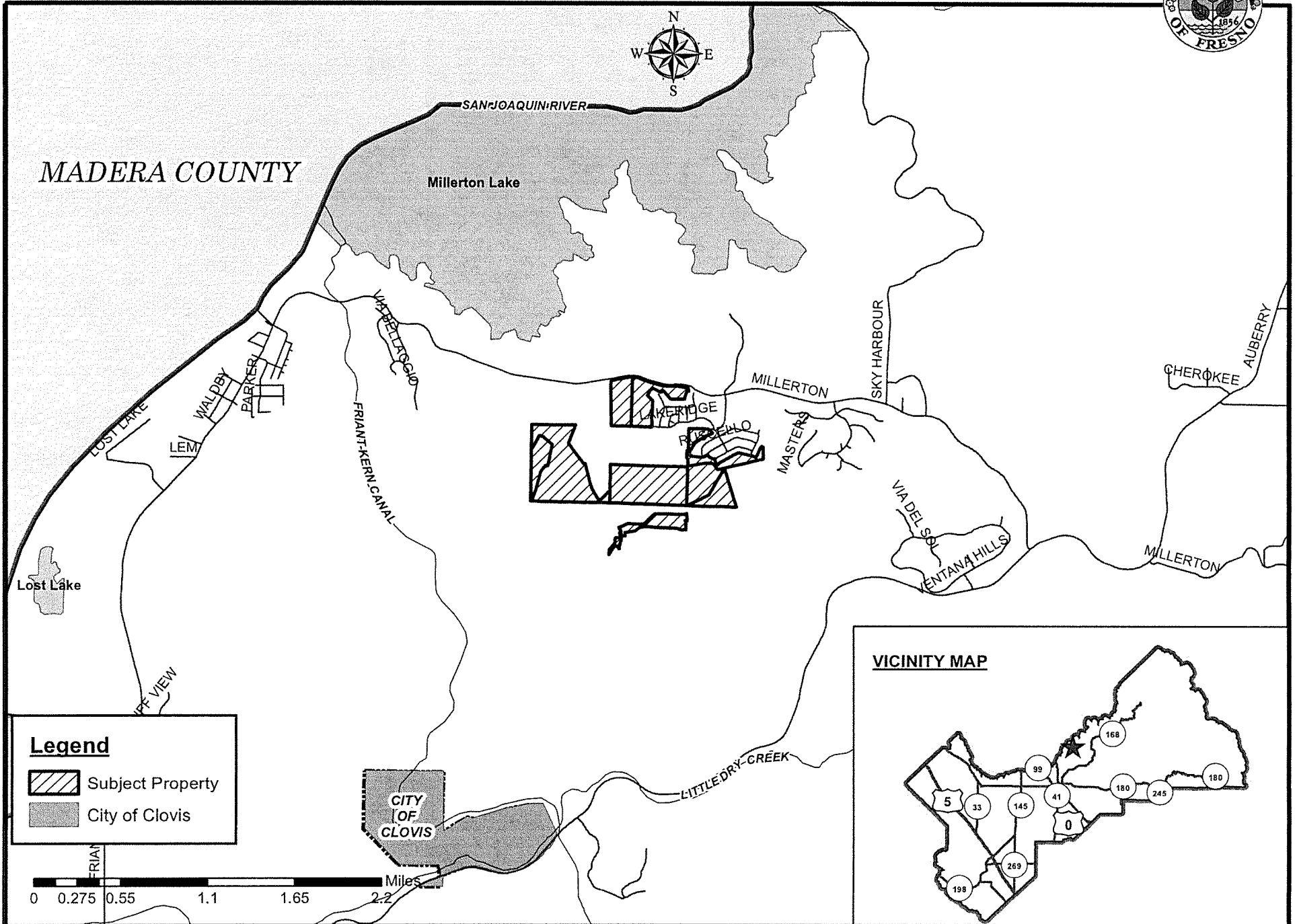


Agricultural Preserve
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 Record of Survey - Bk. 53, Pg. 29

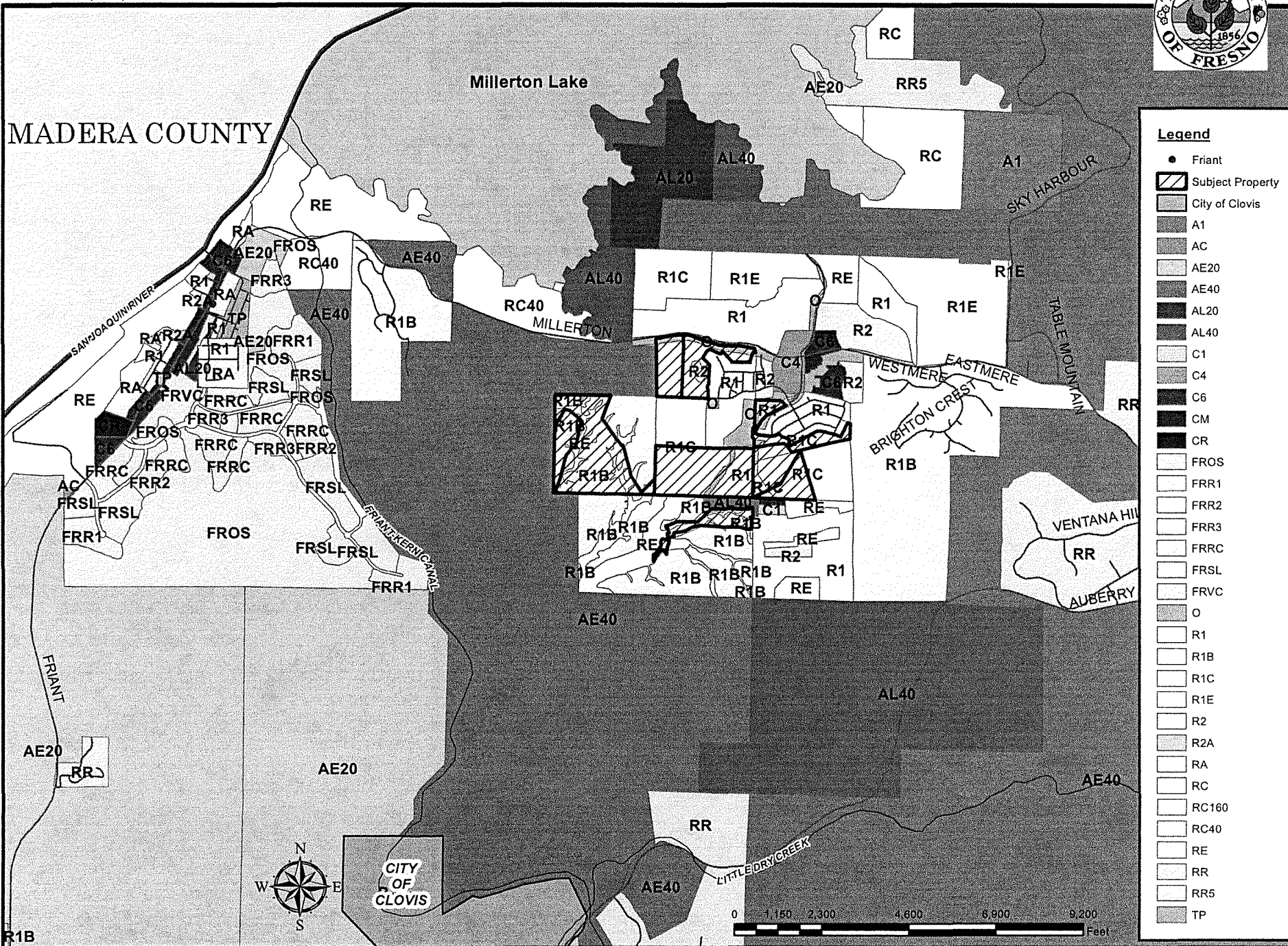
Assessor's Map Bk. 300 - Pg. 54
 County of Fresno, Calif.

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

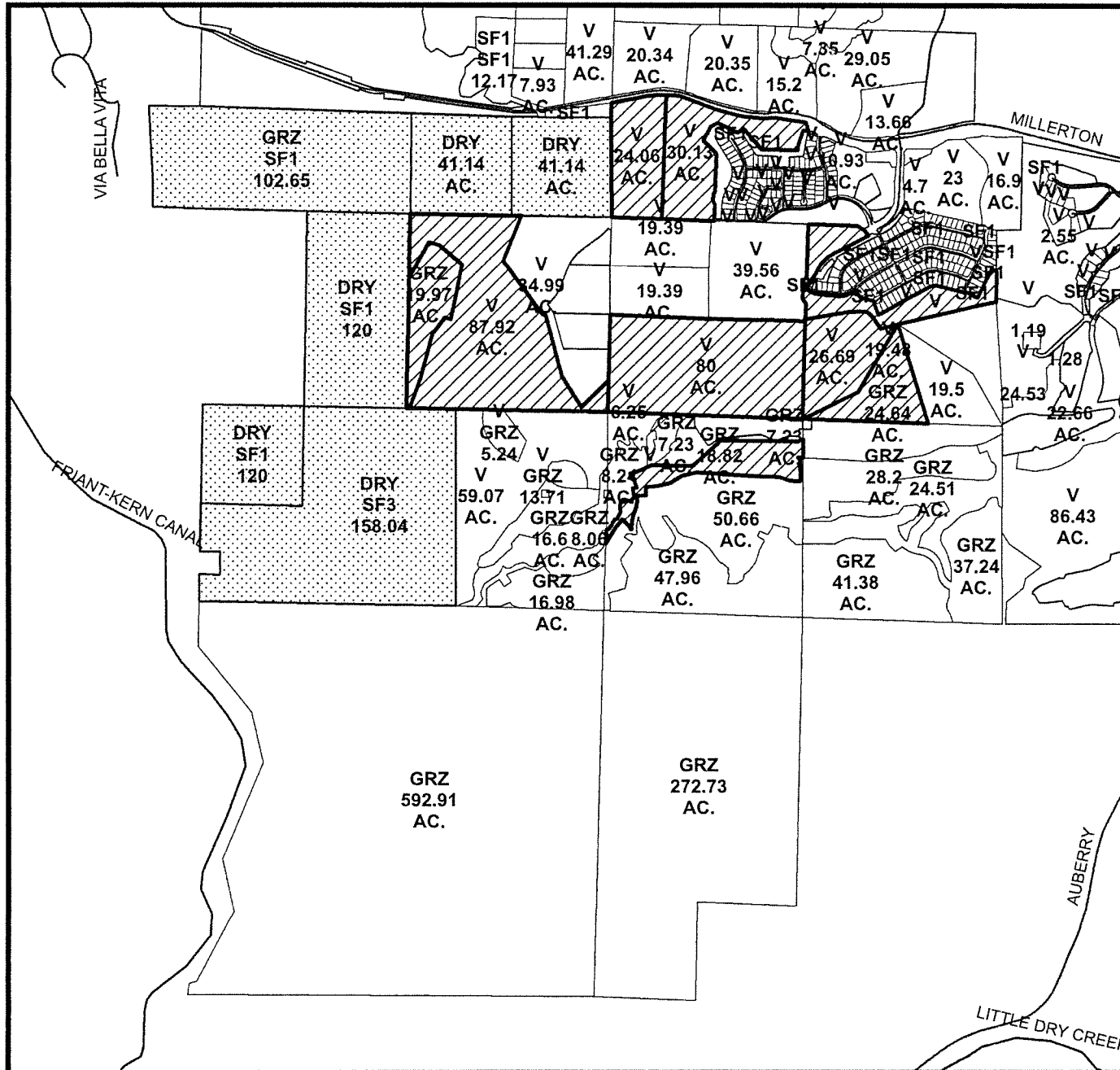
LOCATION MAP



EXISTING ZONING MAP



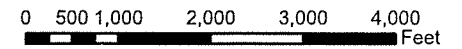
EXISTING LAND USE MAP



LEGEND	
	DRY - DRY FARMING
	GRZ - GRAZING
	SF# - SINGLE FAMILY RESIDENCE
	V - VACANT

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division



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. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

- Property Owner: VARIOUS ENTITIES Phone/Fax: _____
Mailing Address: (ALL RELATED TO ASSEMI GROUP, INC)
Street City State/Zip
- Applicant: ASSEMI GROUP, INC Phone/Fax: (559) 440-8300
Mailing Address: 1396 W. HERNDON #110 FRESNO, CA. 93711
Street City State/Zip
(559) 288-0688
- Representative: JEFFREY T. ROBERTS Phone/Fax: (559) 440-8308
Mailing Address: SAME AS ABOVE
Street City State/Zip
- Proposed Project: Text Amendment / C.U.P to provide for the ability to apply tertiary treated effluent for beneficial Re Use to property in and adjacent to the Millerton specific plan
- Project Location: N/S sides of Millerton Road between Millerton State Park / Auberry Rd.
- Project Address: N.A.
- Section/Township/Range: 9, 10, 15, 16 / 11 / 21 8. Parcel Size: 158± Acres
- Assessor's Parcel No. VARIOUS OVER.....

10. Land Conservation Contract No. (If applicable): N.A.

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

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input type="checkbox"/> SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input checked="" type="checkbox"/> Reclamation Board (RWQCB)
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/> Department of Energy
<input checked="" type="checkbox"/> Water Quality Control Board	<input type="checkbox"/> Airport Land Use Commission
<input type="checkbox"/> Other _____	

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

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

13. Existing Zone District¹: R1/R2/R1B/R1C/R1E

14. Existing General Plan Land Use Designation¹: Residential

ENVIRONMENTAL INFORMATION

15. Present land use: Vacant / Grazing
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
None

Describe the major vegetative cover: Natural Grasses

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

Is property in a flood-prone area? Describe:
N.A.

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

North: Vacant

South: Residential

East: Residential

West: Vacant

17. What land use(s) in the area may be impacted by your Project?: None known

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

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units	<u>NA</u>
Lot Size	<u>"</u>
Single Family	<u>"</u>
Apartments	<u>"</u>

II. Commercial - Number of Employees	<u>NA</u>
Number of Salesmen	<u>"</u>
Number of Delivery Trucks	<u>"</u>
Total Square Footage of Building	<u>"</u>

III. Describe and quantify other traffic generation activities: N.A.
(other than maintenance vehicles)

20. Describe any source(s) of noise from your project that may affect the surrounding area: N.A.

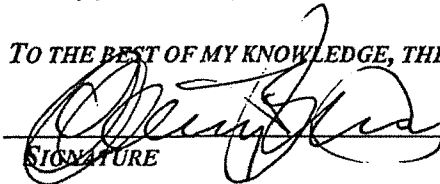
21. Describe any source(s) of noise in the area that may affect your project: N.A.

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

23. Proposed source of water:
() private well
() community system³--name: None OVER.....

24. Anticipated volume of water to be used (gallons per day)²: N.A.
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name This is all CFA 3A
26. Estimated volume of liquid waste (gallons per day)²: 100,000 - 200,000 GPD
27. Anticipated type(s) of liquid waste: Tertiary Treated Effluent
28. Anticipated type(s) of hazardous wastes²: N.A.
29. Anticipated volume of hazardous wastes²: N.A.
30. Proposed method of hazardous waste disposal²: N.A.
31. Anticipated type(s) of solid waste: Vegetation
32. Anticipated amount of solid waste (tons or cubic yards per day): Not known
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Not known
34. Proposed method of solid waste disposal: Truck to Recycling Center
35. Fire protection district(s) serving this area: Fresno Co. Fire Protect. Dist.
36. Has a previous application been processed on this site? If so, list title and date: Tract No. 4968, CLUP 3576, CLUP 2942
37. Do you have any underground storage tanks (except septic tanks)? Yes No
38. If yes, are they currently in use? Yes No

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


 SIGNATURE

10-18-2021
 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: \$3,445.25 for an EIR; \$2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

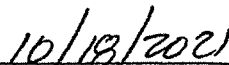
1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

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

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

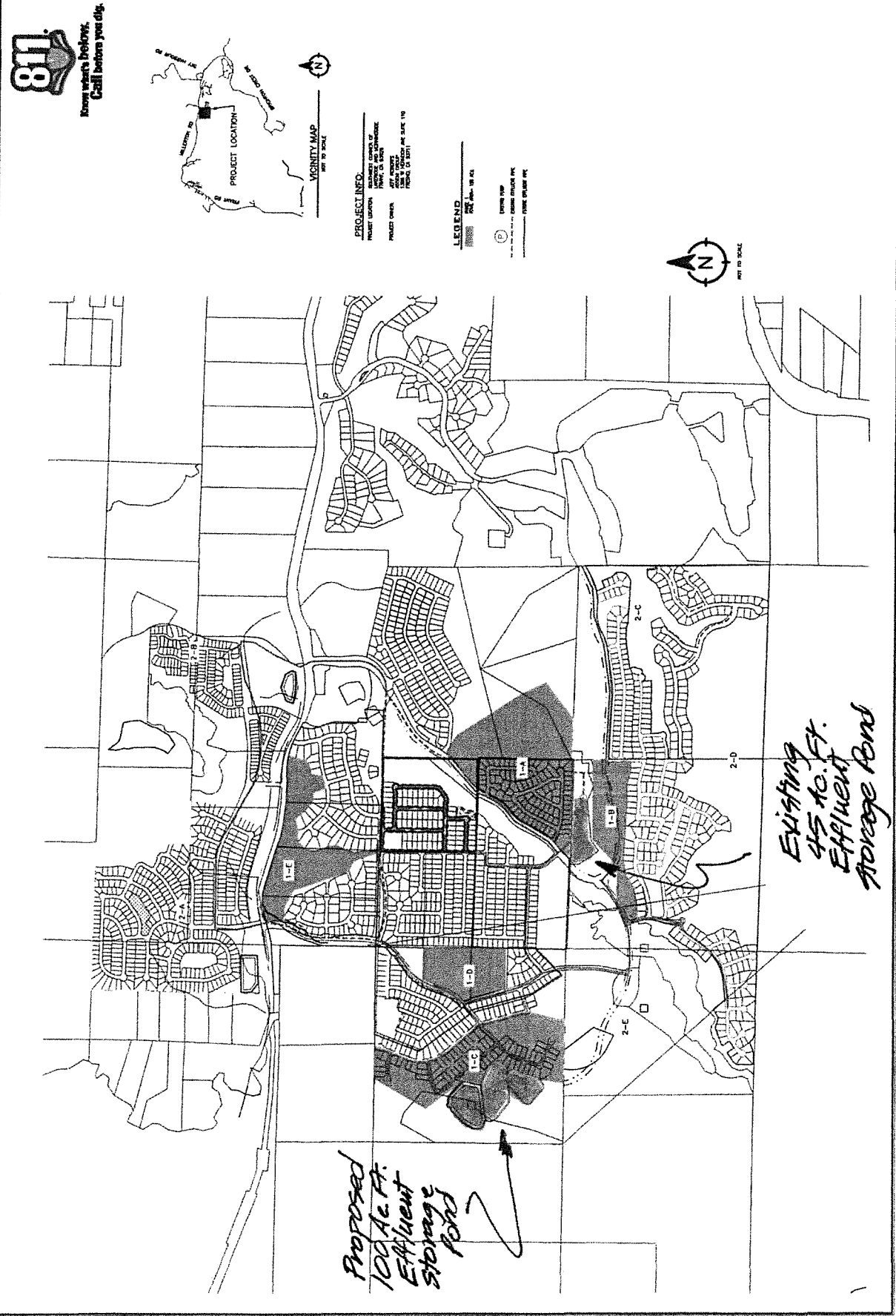


Applicant's Signature



Date

G:\4360Devs&Plan\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX



2491 ALLIANCE AVE
 CLOVIS, CA 95319
 (559) 775-0033
 WWW.VICE-ENR.COM

VICE
 VANDE HOUT CONSULTING ENGINEERS

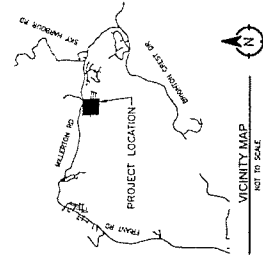
RE-USE MAP

DATE: 11/10/2021
 PROJ. ENGR: LBV
 PROJ. MNGR: KVV
 PREPARED FOR: ASSOCIATE ENGINEER
 13500 STATE ST. SUITE 1100
 FRESNO, CA 93721



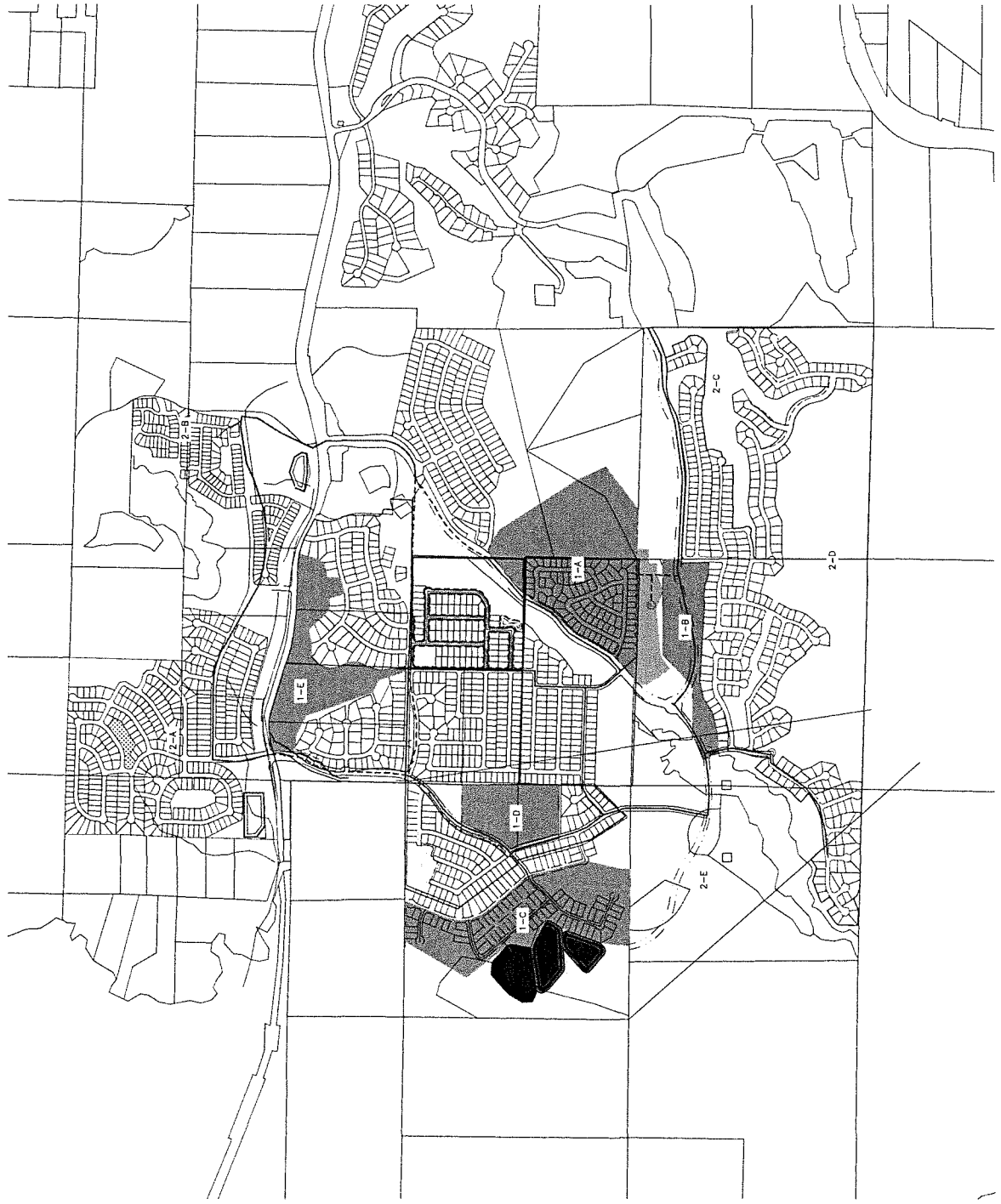
SHEET NO. 1 / 3

PROJECT NUMBER 21-056



PROJECT INFO:
 DISTRICT ENGINEER OF
 PROJECT LOCATION: FRESNO COUNTY
 PROJECT OWNER: CITY OF FRESNO
 13500 STATE ST. SUITE 1100
 FRESNO, CA 93721

LEGEND:
 [Symbol] 198-199-199-199
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 [Symbol] 198-199-199-199
 [Symbol] 198-199-199-199
 [Symbol] 198-199-199-199
 [Symbol] 198-199-199-199



DATE PLOTTED: 11/10/2021 10:58 AM

REVISIONS

NO.	DATE	BY

2491 ALLIANCE AVE
DOWNS, CA 95019
15591 775-0023
WWW.VICE-ENG.COM

VICE
VAND INC. CONSULTING ENGINEERS

CITY OF FRESNO
RE-USE MAP

DATE: 11/10/2021
PROJ. ENGR: LSV
PROJ. MGR: ATY
PREPARED FOR: ALLEN BROS. ASSOCIATES 1350 UNIVERSITY AVENUE, SUITE 1000 FRESNO, CA 93701



SHEET NO. 2 / 3
PROJECT NUMBER 21-056

