



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Rob Strahm, Strahm Engineering and Associates
- APPLICATION NOS.:** Amendment Application No. 3844 and Initial Study No. 8026
- DESCRIPTION:** Rezone an existing 15.02-acre parcel currently zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size) and C-4 (Central Trading). The project proposes to rezone the AL-20 portion of the project site to the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District with shared use of an existing well subject to conditions restricting further sub-division unless/until community water is available, and the C-4 Zone District to remain. If this rezone is approved, the Applicant intends to subdivide the parcel into three (3) 2-acre parcels and a remainder. The remainder parcel would be comprised of land zoned C-4 and R-1-B(c).
- LOCATION:** The subject parcel is located on north side of Dorabella Rd., and west side of north Aspen Rd. 150 feet east of California State Route 168 within the unincorporated community of Shaver Lake. (APN: 120-260-14) (Sup. Dist. 5).

### I. AESTHETICS

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project would rezone the AL-20 portion of the parcel to the R-1-B(c) Zone District and allow subdivision of the parcel into three two-acre residential parcels and a remainder parcel. Future development on the parcels would consist of single-family residential uses permitted within the R-1-B(c) District. The surrounding area consists of a mix of residential, commercial, recreational, and forested lands typical of the Shaver Lake community. The project site is not located within a designated State Scenic Highway corridor, and the project would not remove scenic resources associated with a scenic highway. While the parcel contains natural features such as trees and rock outcrops, these features are common throughout the surrounding forested landscape.

Future residential development permitted by the proposed zoning would be consistent with existing development patterns in the surrounding area and subject to the development standards of the Fresno County Zoning Ordinance, including setbacks, height limits, and site development requirements. As such, the project would not substantially degrade the existing visual character or quality of the site or surrounding area.

Chapter 820.3.080 of the Fresno County Zoning Ordinance requires that exterior lighting be directed downward and shielded so that direct light and glare are confined within the boundaries of the subject parcel, which will minimize off-site glare. Additionally, exterior lights must be installed so that they do not blink, flash, or produce unusually high intensity brightness and must be of appropriate height, intensity, and scale relative to the structures and uses they serve.

Therefore, the proposed project would not substantially degrade the visual character of the area or create a substantial new source of light or glare, and impacts would be less than significant.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: NO IMPACT:

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, implementation of the proposed project would not convert important farmland to non-agricultural use.

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

FINDING: NO IMPACT:

The subject parcel is currently zoned AL-20 (Limited Agricultural) and C-4 (Central Trading) under the Fresno County Zoning Ordinance. The proposed project would rezone the AL-20 portion of the parcel to R-1-B(c) (Single-Family Residential, Conditional). The site is not under a Williamson Act contract and is located in an area characterized by residential, recreational, and commercial development associated with the Shaver Lake community. As such, the proposed rezoning and subdivision would not conflict with an existing Williamson Act contract or agricultural land use.

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

FINDING: NO IMPACT:

While the project site contains forested vegetation, the property is located within an area characterized by existing residential, recreational, and commercial uses and is not managed as forest land for timber production. The proposed rezoning and subdivision would not result in the conversion of designated forest land or timberland to non-forest use.

- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project site and surrounding area are not used for agricultural production and do not contain farmland designated by the Farmland Mapping and Monitoring Program. Implementation of the proposed project would not introduce changes that would convert nearby farmland to non-agricultural uses.

### 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: LESS THAN SIGNIFICANT IMPACT:

The proposed project consists of rezoning to the R-1-B(c) Zone District, which would allow the creation of three two-acre residential parcels and a remainder parcel.

The project would not introduce substantial employment growth or land uses that would generate significant air emissions. Additionally, any future development would also be required to comply with all applicable SJVAPCD rules and regulations. Therefore, the proposed project would not conflict with or obstruct implementation of the applicable Air Quality Plan.

- 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? or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal is for a rezone to the R-1-B(c) Zone District and development is not proposed at this time. Future development would be required to comply with all applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) rules and regulations, including requirements related to construction emissions and operational air quality standards. Compliance with these requirements would minimize emissions associated with future development. Construction of future residences could generate temporary emissions from construction equipment, vehicle trips, and minor grading activities. These emissions would be short-term and typical of small-scale residential development. Operational emissions would primarily consist of vehicle trips associated with residential uses and would be minimal due to the limited scale of the project.

Sensitive receptors in the area include nearby residential uses typical of the Shaver Lake community. Due to the limited scale of the project and the temporary nature of construction activities, the project would not expose sensitive receptors to substantial pollutant concentrations. Additionally, residential uses are not typically associated with objectionable odors.

Therefore, impacts related to air quality would 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

A Biological Habitat Assessment dated September 16, 2024, prepared by Colibri Ecological Consulting, was conducted for the subject parcel to evaluate the potential presence of special status species and sensitive habitats. The assessment included a field survey and evaluation of surrounding habitat within the vicinity of the project site to determine the potential for special status species known to occur in the region.

The assessment determined that the project site contains previously disturbed mixed conifer forest, shrubland, and granite rock outcrops typical of the Sierra Nevada foothill region. The parcel also exhibits evidence of prior disturbance including graded areas used as logging decks, access roads, and overhead utility lines.

Special-status species evaluated in the assessment included fisher, Sierra marten, spotted bat, western mastiff bat, Crotch's bumble bee, and bald eagle, as well as nesting migratory birds protected under the Migratory Bird Treaty Act. The assessment concluded that the project site could potentially support spotted bat, western mastiff bat, and nesting migratory birds, while surrounding forested areas within approximately one-half mile could provide potential nesting habitat for bald eagle.

Ground-disturbing activities associated with future development could potentially disturb these species or their habitats. However, the biological assessment identified mitigation measures to avoid or minimize impacts to these species. The California Department of Fish and Wildlife (CDFW) reviewed the biological habitat assessment and concurred with the findings of the report and the recommended mitigation measures.

Implementation of the mitigation measures described below would reduce potential impacts to less than significant levels.

\* **Mitigation Measure(s)**

**1. *Protect nesting bald eagle***

- a. *To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through July.*
- b. *If it is not possible to schedule construction between August and January, a qualified biologist shall conduct focused surveys following the Protocol for Evaluating Bald Eagle Habitat and Populations in California (Jackman and Jenkins 2004) guidelines prior to any approvals that would allow ground disturbing activities or land use changes. If a bald eagle nest is found prior to, or during construction, implement a minimum 0.5-mile no disturbance buffer.*

*This buffer shall remain in place until the breeding season has ended or until a qualified biologist has determined that nesting has ceased, the birds have fledged and are no longer reliant upon parental care for survival. If a bald eagle nest is detected during focused surveys, and a 0.5-mile no-disturbance buffer is not feasible, a qualified biologist shall determine an appropriate buffer distance in consultation with CDFW.*

**2. Protect roosting spotted bat and western mastiff bat:** *For construction within 100 feet of rock outcrops with crevices suitable for roosting bats, a pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting spotted bats or western mastiff bats will be disturbed during construction. The pre-construction clearance survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential roosting habitat within 100 feet of the impact areas. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing the roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use.*

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; or

FINDING: NO IMPACT:

The Biological Habitat Assessment determined that the project site consists primarily of disturbed mixed conifer forest and shrubland and does not contain riparian habitat or other sensitive natural communities. No streams, wetlands, or riparian vegetation were identified on the project site. Therefore, the proposed project would not result in impacts to riparian habitat or other sensitive natural communities.

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; or

FINDING: NO IMPACT:

The proposed project is not located within a state or federally-protected wetland. No substantial adverse effect on state or federally-protected wetlands is affected.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The Biological Habitat Assessment identified vegetation on the project site may provide potential nesting habitat for migratory birds protected under the Migratory Bird Treaty Act and California Fish and Game Code. Ground-disturbing activities occurring during the nesting season could potentially disturb active nests. However, implementation of the mitigation measure described below would ensure impacts to nesting birds are avoided or minimized.

\* **Mitigation Measure(s)**

**1. Protect nesting birds**

- a. *To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.*
- b. *If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the construction. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.*

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

The proposed project would be subject to applicable federal, state, and local regulations related to biological resources, including the Migratory Bird Treaty Act and California Fish and Game Code protections for nesting birds. Compliance with these regulations and implementation of the mitigation measures identified in the Biological Habitat Assessment would ensure that potential impacts to biological resources are minimized.

- 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:

The project site is not located within an area covered by an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, implementation of the proposed project would not conflict with any such plan.

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 was routed for comment to local Tribal governments under the provisions of AB 52. However, in the unlikely event that cultural resources are unearthed during future construction activities on the site, the following action shall be required to ensure that impacts to such cultural resources remain less than significant.

\* **Mitigation Measure(s)**

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

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes the rezone of a 15-acre parcel to the R-1-B(c) Zone District, construction of any future residences could involve temporary energy consumption associated with construction equipment, material transport, and worker vehicle trips. These activities would occur over a limited duration and would be typical of small-scale

residential development. Operational energy consumption would primarily consist of electricity and natural gas use associated with residential uses and vehicle trips generated by residents of the parcels. Due to the limited scale of the project, energy demand would not be substantial.

Additionally, future development would be required to comply with applicable California Building Energy Efficiency Standards (Title 24) and other applicable regulations intended to reduce energy consumption and improve energy efficiency. Compliance with these requirements would ensure that energy use associated with the project is efficient and consistent with state and local energy conservation goals.

Therefore, the proposed project would not result in wasteful or inefficient energy consumption and would not conflict with state or local plans for renewable energy or energy efficiency, and impacts would be less than significant.

## 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: LESS THAN SIGNIFICANT IMPACT:

According to the California Department of Conservation, Earthquake Hazard Zone Application (EQ Zapp), the project site is not located within or near an Earthquake Fault Zone or known earthquake fault.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction activities associated with future residential development could temporarily expose soils to erosion from wind or stormwater runoff. However, erosion control measures would be implemented during construction in accordance with Fresno County grading requirements and applicable stormwater regulations. These measures would minimize the potential for soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development on the project site would consist of typical residential construction. Development would be required to comply with the California Building Code, which contains engineering and construction standards intended to address potential hazards associated with unstable or expansive soils. Compliance with these standards would minimize potential risks to structures and occupants associated with unstable soil conditions. Therefore, impacts related to unstable or expansive soils would be less than significant.

- 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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is served by CSA 31B and has 6.3 assigned sewer EDUs. Should the applicant pursue a subdivision following the rezone, the applicant must coordinate with the CSA to confirm that the proposed number of parcels can be supported by the available EDUs and to determine the appropriate distribution of those EDUs prior to approval of any mapping application. The applicant will also be responsible for any required sewer infrastructure extensions and must obtain the CSA's approval of all related plans.

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

FINDING: LESS THAN SIGNIFICANT IMPACT

The project site is not known to contain significant paleontological resources or unique geologic features, and the area has not been identified as having high paleontological sensitivity. Therefore, implementation of the proposed project would not result in impacts to unique paleontological resources or geologic features.

## 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:

Greenhouse gases (GHGs) are emitted through the combustion of fossil fuels associated with transportation, construction equipment, electricity generation, and building operations. The proposed project consists of rezoning a portion of the approximately 15-acre parcel to the R-1-B(c) Zone District to allow subdivision into three two-acre residential parcels and a remainder parcel. Future development on the resulting parcels would consist of single-family residential uses permitted within the R-1-B(c) District.

Construction of future residences could generate short-term GHG emissions from construction equipment and worker vehicle trips. Operational emissions would primarily consist of vehicle trips generated by residents and energy consumption associated with residential uses. Due to the limited scale of the project, these emissions would be minimal and typical of small-scale residential development. In addition, future development would be required to comply with applicable California Building Energy Efficiency Standards (Title 24) and other state regulations intended to reduce energy consumption and associated greenhouse gas emissions. Compliance with these requirements supports statewide efforts to reduce greenhouse gas emissions.

Due to the limited scale of the project and compliance with applicable state and local regulations, the proposed project would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. Therefore, impacts related to greenhouse gas emissions would be less than significant.

#### 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: NO IMPACT:

The proposed rezone is to eventually develop three two-acre residential parcels with a remainder. Residential uses do not typically involve the routine transport, use, or disposal of hazardous materials in quantities that would pose a significant hazard to the

public or the environment. The project does not include industrial or commercial uses that would involve hazardous materials. In addition, the project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Pine Ridge Elementary School, approximately 4.28-miles southwest of the project site.

Therefore, the proposed project would not create a significant hazard to the public or environment related to hazardous materials

- 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; or
- 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:

According to the NEPAAssist database, there are no listed hazardous materials sites located on the project site, nor in proximity of the subject site. Additionally, the project site is not located within two miles of a public airport or public use airport. The nearest airport is the Fresno Yosemite Airport located approximately 30.2-miles southwest of the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Access to the project site would continue to be provided by existing roadways. The proposed subdivision would not interfere with emergency response or evacuation routes. All ingress and egress and internal circulation will be required to comply with the applicable Fire Code as it pertains to emergency access and turnaround area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within a wildland area typical of the Sierra Nevada foothill region, where wildfire risk may occur. Future residential development would be required to comply with applicable California Building Code and California Fire Code requirements, including defensible space and other fire protection measures. In addition, future development would be subject to review by the Fresno County Fire Protection District. Compliance with these requirements would minimize wildfire-related risks.

Therefore, impacts associated with wildfire hazards would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction of future residences associated with the proposed rezone could temporarily expose soils and result in minor runoff during grading and building activities. However, construction would be required to comply with applicable stormwater management and erosion control requirements, which would minimize potential impacts to water quality.

Water supply for the parcels would be provided by an existing on-site well that will be shared among the proposed parcels. A Hydrogeologic Study prepared by Strahm Engineering Associates (July 2025) evaluated the capacity of the well to serve the proposed parcels. The study included a 72-hour pump test that resulted in an average discharge rate of approximately 9.4 gallons per minute, demonstrating adequate groundwater supply for the proposed residential uses. The Fresno County Department of Public Works and Planning, Water and Natural Resources Division reviewed the hydrogeologic study and concluded that the project has an adequate and sustainable groundwater supply and that groundwater use associated with the project would not result in significant pumping-related impacts to surrounding properties.

Use of the well would be subject to a shared water well agreement approved by the Fresno County Department of Public Works and Planning, which would identify the parcels served and establish provisions for operation and maintenance of the well.

Therefore, the project would not substantially degrade groundwater quality or interfere with groundwater supplies, and impacts would be less than significant.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
  - 1. Result in substantial erosion or siltation on or off site?
  - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development may involve typical site improvements such as minor grading, driveway construction, and building construction, which could introduce small areas of impervious surface. These activities could result in minor changes to localized drainage patterns.

However, future development would be required to comply with applicable Fresno County drainage, grading, and stormwater management requirements, which are intended to ensure that post-development runoff does not result in erosion, flooding, or exceed the capacity of existing drainage systems. Implementation of these requirements would minimize the potential for erosion, increased runoff, or drainage system capacity issues.

Therefore, the project would not substantially alter existing drainage patterns in a manner that would cause erosion, flooding, exceed drainage system capacity, or impede flood flows, and impacts would be less than significant.

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

FINDING: NO IMPACT:

The project site is not located in an area at risk for tsunami, or seiche. Additionally, the project site is not in a flood hazard zone.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not anticipated to conflict with or obstruct implementation of a water quality control plan, or sustainable groundwater management plan. Construction and operation of future residential development would be required to comply with applicable stormwater management, erosion control, and wastewater disposal regulations intended to protect surface water and groundwater quality.

The project site is also located within the Kings Subbasin of the San Joaquin Valley Groundwater Basin, which is subject to the Sustainable Groundwater Management Act (SGMA) and managed under an adopted Groundwater Sustainability Plan (GSP). The proposed residential development would represent a minimal increase in groundwater demand relative to the overall groundwater basin.

Water supply for the proposed parcels would be provided by an existing on-site well that will be shared among the parcels. A Hydrogeologic Study prepared by Strahm Engineering Associates (July 2025) evaluated the capacity of the well to serve the proposed parcels. The Fresno County Department of Public Works and Planning, Water and Natural Resources Division reviewed the study and concluded that the project has an adequate and sustainable groundwater supply and that groundwater use associated with the project would not result in significant impacts to surrounding properties.

Given the limited scale of the project and compliance with applicable water quality regulations and groundwater management requirements, the proposed project would not conflict with or obstruct implementation of a water quality control plan or groundwater sustainability plan. Therefore, impacts would be less than significant.

## XI. LAND USE AND PLANNING

Would the project:

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

FINDING: NO IMPACT:

The proposed project will not physically divide an established community nor cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation. The proposed project is located in an area characterized by a mix of residential, recreational, commercial, and forested land uses. The proposed project would allow subdivision of the parcel into residential parcels consistent with existing development patterns in the surrounding area.

The project site is located within the Shaver Lake Community Plan area and is subject to the Fresno County General Plan, the Shaver Lake Community Plan, and the Fresno County Zoning Ordinance. The proposed rezoning would allow residential development that is consistent with the land use designation of the Shaver Lake Community Plan and compatible with surrounding land uses in the area. Future development associated with the parcels would also be required to comply with applicable General Plan policies, Community Plan policies, and zoning regulations.

Therefore, the proposed project would not physically divide an established community or conflict with applicable land use plans, and impacts would be less than significant.

## 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:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area identified in Policy OS-C.2 of the General Plan, or by Figures 7-7, 7-8, and 7-9 of the General Plan Background Report (FCGPBR), therefore there would be no impacts to mineral resources.

### XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development of the project site could result in temporary construction noise from equipment, vehicles, and construction activities. These noise levels would be short term and typical of residential construction activities. Once construction is complete, operational noise would primarily consist of normal residential activities and vehicle trips, which are consistent with existing noise levels in the surrounding Shaver Lake area. Construction activities would be temporary and conducted in compliance with applicable Fresno County noise regulations. The project site is not near an airport to be subject to airport noise.

Therefore, the proposed project impacts would be less than significant.

### XIV. POPULATION AND HOUSING

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development of these parcels would allow a limited number of additional residences consistent with existing land use patterns in the surrounding area. The project would not result in substantial unplanned population growth, as the potential increase in population associated with a small number of additional residential units would be minimal. The project site is currently undeveloped, and implementation of the project would not displace existing housing or residents. Therefore, the proposed project would not result in displacement of people or housing.

## XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
  - 1. Fire protection;
  - 2. Police protection;
  - 3. Schools;
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. The project was routed to the Fresno County Fire Protection District for review, and no concerns were expressed regarding the ability to provide fire protection services or the need for new or expanded facilities to serve the project. Given the limited scale of the proposal, the project would not substantially increase the demand for public services or require the construction of new or expanded public facilities. Therefore, impacts related to public services would be less than significant.

## 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 limited increase in population associated with the project would not substantially increase demand for parks or recreational facilities or result in the deterioration of existing recreational facilities. Additionally, the project does not include the construction of recreational facilities.

Therefore, impacts related to recreation would be less than significant.

## 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?
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Future development of a limited number of residential parcels would generate a small number of vehicle trips typical of rural residential uses.

The project was routed to Caltrans and the Fresno County Transportation Planning Division for review. Caltrans indicated that the project is not expected to have a significant traffic safety impact and estimated that the project would generate fewer than five vehicle trips during the PM peak hour. Fresno County Transportation Planning also indicated that the current proposal would not have a significant impact on County transportation facilities. Because of the limited scale of the project, the project would not substantially increase vehicle miles traveled (VMT) beyond what is typical for residential development in the area.

Therefore, the proposed project impacts would be less than significant.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED

Under the provisions of Assembly Bill 52 (AB 52), participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County on addressing potential tribal cultural resources.

No concerns were expressed by notified California Native American Tribes and no consultation request was received. However, mitigation will be implemented to address tribal cultural resources in the unlikely event they are unearthed during ground-disturbing activities related to the project.

\* **Mitigation Measure(s)**

1. *See Mitigation Measures under Section V Cultural Resources.*

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

- 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?

The subject parcel is served by CSA 31B and has 6.3 assigned sewer EDUs. Should the applicant pursue a subdivision following the rezone, the applicant must coordinate with the CSA to confirm that the proposed number of parcels can be supported by the available EDUs and to determine the appropriate distribution of those EDUs prior to approval of any mapping application. The applicant will also be responsible for any required sewer infrastructure extensions and must obtain the CSA's approval of all related plans.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Water service would be provided by an existing on-site well that will be shared among the parcels, as discussed in the Hydrology and Water Quality section of this Initial Study. As previously discussed, the subject parcel is served by CSA 31B. Should the applicant pursue a subdivision following the rezone, the applicant must coordinate with the CSA to confirm that the proposed number of parcels can be supported by the available EDUs and to determine the appropriate distribution of those EDUs prior to approval of any mapping application. The applicant will also be responsible for any required sewer infrastructure extensions and must obtain the CSA's approval of all related plans. Additionally, the project would be required to comply with applicable federal, state, and local solid waste regulations.

Given the limited scale of the project and the availability of existing utility services, the project would not require substantial new or expanded utility facilities, and impacts would be less than significant.

## 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: LESS THAN SIGNIFICANT IMPACT:**

According to the Fire Hazard Severity Map, the project site is located within the State Responsibility Area and designated very high fire hazard severity zone. Future development associated with the proposed residential parcels would be required to comply with applicable California Building Code and California Fire Code requirements. Additionally, future development would also be subject to review by the Fresno County Fire Protection District, which evaluates emergency access, water supply, and other fire protection requirements during the development review process.

Compliance with regulatory state and local regulations would reduce wildfire risks to people and structures. Given the limited scale of the proposed subdivision and adherence to applicable fire protection requirements, the project would not impair emergency response or evacuation plans, exacerbate wildfire hazards, or expose people or structures to significant wildfire risks. Therefore, impacts would be less than significant.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

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

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

A Biological Habitat Assessment prepared for the project site identified the potential presence of certain special status species and nesting migratory birds. Implementation of the mitigation measures identified in the Biological Resources section of this Initial Study would reduce potential impacts to biological resources to a less than significant level.

\* **Mitigation Measure(s)**

2. *See Mitigation Measures under Section IV Biological Resources.*

- 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: NO IMPACT:

The scale of development associated with the project is small and would not result in impacts that are cumulatively considerable when considered in combination with other past, present, or reasonably foreseeable future projects in the area.

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

FINDING: NO IMPACT:

Responsible agencies and departments concurred with the findings and conclusions of the prepared technical studies and determined that no substantial adverse impacts on human beings would occur.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Amendment Application No. 3844, 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 Agriculture and Forestry Resources, Hazards and Hazardous Materials and Mineral Resources.

Potential impacts related to Aesthetics, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire have been determined to be less than significant.

Potential impacts related to Biological Resources, Tribal Cultural Resources, and Cultural Resources and have been determined to be less than significant with mitigation incorporated through implementation of the mitigation measures identified in the Initial Study.

A Mitigated Negative Declaration is therefore 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 Street and “M” Street, Fresno, California.