



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Joe Coelho

APPLICATION NOS.: Initial Study No. 8911 and Variance Application No. 4208

DESCRIPTION: Allow the creation of a substandard-sized 2.01-acre parcel and a 147.56-acre parcel from an existing 149.57-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the north side of Mount Whitney Ave between Hayes Ave and Polk Ave, approximately 1.0 mile west of the unincorporated community of Lanare. (APN: 053-200-10s) (20705 S Polk) (Sup. Dist. 4).

I. AESTHETICS

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

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

FINDING: NO IMPACT:

The application proposes to create a 2.01-acre parcel containing an existing single-family residence and a 147.56-acre remainder parcel that will continue to be used for agricultural production. No development, physical alteration of the site, or additional

outdoor lighting is proposed with this application. Therefore, the project will not substantially alter the existing visual character or quality of public views of the site or its surroundings or create a new source of substantial light or glare. Additionally, no scenic vistas or scenic resources were identified on the subject property, and the property is not located within a state scenic highway.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the 2022 Fresno County Important Farmland Map, Rural Land Mapping Edition, the subject property predominantly contains Prime Farmland, with a small portion of the southwest corner classified as Semi-Agricultural and Rural Commercial Land and a small portion of the southeast corner classified as Farmland of Statewide Importance. The project proposes to create a 2.01-acre parcel containing an existing single-family residence from the existing 149.57-acre parcel. The remaining 147.56-acre parcel will continue to be used for agricultural production. Considering the existing residential use of the proposed homesite parcel and the 147.56 acres that will remain available for agricultural production, impacts to agricultural land would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and is subject to Williamson Act Contract No. 504. The proposal involves the creation of a 2.01-acre parcel containing an existing single-family residence from the larger 149.57-acre parent parcel. The proposed 2.01-acre parcel is below the 20-acre minimum parcel size required by the AE-20 Zone District. As proposed, the project would not remove the entirety of the parent parcel from agricultural production or terminate the Williamson Act Contract for the remaining agricultural lands. However, because the proposed 2.01-acre parcel would separate the existing residential use from

the contracted agricultural land, the proposed homesite parcel does not meet the minimum parcel size required to remain enrolled in the Williamson Act Program. A cancellation must be filed for the proposed 2.01-acre homesite parcel. The remaining 147.56-acre parcel would continue in agricultural production.

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

FINDING: NO IMPACT:

The subject property is not located in an area zoned for forest land, timberland, or Timberland Production. Therefore, the project will not conflict with existing zoning for forest land or timberland or result in the loss or conversion of forest land to non-forest use.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to create a 2.01-acre parcel containing an existing single-family residence from an existing 149.57-acre parcel. The remaining 147.56 acres, representing approximately 98 percent of the existing parcel, will remain available for agricultural production. Therefore, the potential conversion of Farmland to non-agricultural use resulting from the proposed parcel creation would be less than significant.

III. AIR QUALITY

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

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

FINDING: NO IMPACT:

The proposed project consists of a Variance to create a 2.01-acre homesite parcel containing an existing single-family residence from an existing 149.57-acre parcel. No new physical development, grading, or changes in the existing residential or agricultural operations are proposed. Because no construction or operational expansion will occur,

the project will not generate new criteria air pollutants or conflict with an applicable Air Quality Plan.

- 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: NO IMPACT:

The proposed parcel creation does not involve grading, construction, or an expansion of existing residential or agricultural operations that would generate new pollutant concentrations, hazardous emissions, or odors. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations or result in other emissions that would adversely affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The project proposes the creation of a 2.01-acre parcel containing an existing single-family residence and a 147.56-acre remainder parcel that will continue to be used for agricultural production. No development, grading, vegetation removal, or other ground-disturbing activities are proposed with this application. Therefore, the project will not result in direct or indirect habitat modification that would adversely affect candidate, sensitive, or special-status species or 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: LESS THAN SIGNIFICANT IMPACT:

The Development Engineering Unit identified that wetlands may be present on the subject property. However, the project proposes the creation of a 2.01-acre parcel containing an existing single-family residence and does not propose development, grading, filling, or other ground-disturbing activities. Therefore, the project will not

directly remove, fill, or otherwise alter any potentially occurring wetlands, and impacts would be less than significant.

- 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:

No development, grading, vegetation removal, or other physical changes to the subject property are proposed with this application. Therefore, the project will not interfere with the movement of native resident or migratory wildlife species or wildlife corridors, impede the use of native wildlife nursery sites, conflict with local policies or ordinances protecting biological resources, or 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:

- 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:

No new development or ground-disturbing activities are proposed with this application. The proposed project consists of a Variance and subsequent land-division procedure to establish the existing residential homesite as a separate parcel and does not propose demolition or alteration of the existing residence, new construction, grading, excavation, or other ground-disturbing activity. Therefore, the project would not cause a substantial adverse change in the significance of a historical or archaeological resource or disturb human remains. Impacts would be less than significant.

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

The proposed project is strictly a land division to separate an existing, occupied primary residence from surrounding agricultural acreage. No new structural development, building expansion, or construction activities are proposed. Because the project will not change the baseline operational energy use of the existing homesite or the surrounding farming operations, it will not result in a wasteful, inefficient, or unnecessary consumption of energy resources. Furthermore, the proposed parcel creation does not conflict with or obstruct any applicable state or local plans 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; or
 - 2. Strong seismic ground shaking; or
 - 3. Seismic-related ground failure, including liquefaction; or
 - 4. Landslides; or
- B. Result in substantial soil erosion or loss of topsoil; or
- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

According to the California Department of Conservation Earthquake Hazard Zone Application (EQ Zapp), the project is not located within a known earthquake fault zone. Considering the lower potential for peak horizontal ground acceleration and that no development is proposed, there is minimal risk associated with strong seismic ground shaking or seismic-related ground failure. Figure HS-8 of the Fresno County General Plan indicates that the project site is not located within a moderate or high landslide hazard area. The subject property is not located in an area subject to lateral spreading, subsidence, or liquefaction, as identified in the Fresno County General Plan Background Report (FCGPBR). No geologic unit or unstable soil was identified on the project site. The project would not result in substantial soil erosion or loss of topsoil, as no development, grading, or other ground-disturbing activities are proposed. Therefore, the project will not result in adverse impacts associated with fault rupture, strong seismic ground shaking, seismic-related ground failure, landslides, soil erosion, unstable soils, or expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

If this application is approved, the resultant 2.01-acre parcel would contain one existing septic system. The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and stated that septic system density is limited to one system per two acres. The proposed 2.01-acre parcel would contain one existing septic system and would therefore meet this density standard. Therefore, impacts related to wastewater disposal would be less than significant.

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

FINDING: NO IMPACT:

No development, grading, or other ground-disturbing activities are proposed with this application, and no unique paleontological resources or unique geologic features were identified on the subject property. Therefore, the project will not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature.

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: NO IMPACT:

No development or change in the existing residential or agricultural uses is proposed. Therefore, the project will not generate new greenhouse gas emissions, either directly or indirectly, and will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or
- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962 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; or
- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The subject parcel is currently used for residential purposes and for the cultivation of seasonal row crops. No development or change in the existing uses is proposed with this application, and no additional use of hazardous materials or generation of hazardous emissions is anticipated. The subject property is not located on a hazardous materials site, as identified by the U.S. EPA NEPAAssist mapping tool, within one-quarter mile of a school, within the boundaries of an airport land use plan, or within two miles of a public or public-use airport. The project will not change existing access or otherwise interfere with an adopted emergency response or evacuation plan. Additionally, the

subject property is not located in an area of increased risk to persons or structures due to wildland fires. Therefore, no impacts related to hazards or hazardous materials are anticipated.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

The subject parcel is currently engaged in agricultural production and contains an existing single-family residence. The proposal entails a request to allow a minor land division and subsequent mapping procedure to create a 2.01-acre residential parcel. The project will not involve a change in the existing land uses or any new development or ground-disturbing activities that would result in waste discharge 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?

FINDING: NO IMPACT:

The project does not entail any increase in the current level of water use. The proposed 2.01-acre residential parcel contains an existing single-family dwelling served by an existing domestic well, while the remaining 147.56-acre parcel contains seasonal row crops irrigated by an on-site agricultural well. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and determined that it would not have a significant impact on the existing water supply in the area. Additionally, the subject property is not located within an area of the County defined as being a water-short area. Therefore, the project will not substantially decrease groundwater supplies or interfere with groundwater recharge.

- 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:

- i. Result in substantial erosion or siltation on or off site; or
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
- 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

iv. Impede or redirect flood flows?

FINDING: NO IMPACT:

No grading, development, or addition of impervious surfaces is proposed with this application. Therefore, the project will not substantially alter the existing drainage pattern of the site or area, result in substantial erosion or siltation, increase the rate or amount of surface runoff, contribute additional sources of polluted runoff, or impede or redirect flood flows.

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

FINDING: NO IMPACT:

No development, grading, or other physical changes to the subject property are proposed with this application. The project will not alter existing drainage conditions or introduce new sources of pollutants that could be released as a result of inundation. Therefore, the project will not result in impacts related to the release of pollutants due to flooding or other inundation.

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

FINDING: NO IMPACT:

No additional water use or change in the existing residential or agricultural uses is anticipated with this application. The Water and Natural Resources Division reviewed the proposal and determined that it would not have a significant impact on the existing water supply in the area. No development or other activities are proposed that would substantially degrade water quality or interfere with groundwater management. Therefore, the project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

No development is proposed with this application, and creation of the proposed 2.01-acre parcel will not physically divide an established 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:

No land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect were identified in the Fresno County General Plan as being in conflict with the proposed project. Although the project proposes the creation of a substandard-sized 2.01-acre parcel within the AE-20 Zone District, no new development or change in the existing residential or agricultural uses is proposed. Therefore, impacts related to a conflict with an applicable land use plan, policy, or regulation 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 development or ground-disturbing activities are proposed with this application. The proposed parcel creation will not result in the loss of availability of a known mineral resource or locally important mineral resource recovery site. Therefore, no impacts to mineral resources will occur.

XIII. NOISE

Would the project result in:

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

FINDING: NO IMPACT:

No development or change in the existing residential or agricultural uses is proposed with this application. Therefore, the project will not result in a substantial increase in existing noise levels or generate excessive ground-borne vibration or noise.

Additionally, the subject property is not located within the vicinity of a private airstrip, within an airport land use plan, or within two miles of a public airport or public-use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

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:

The project proposes to create a 2.01-acre parcel containing an existing single-family residence, with the remaining 147.56-acre parcel continuing to be used for agricultural production. The underlying agricultural Zone District will not change, and no new residential development or extension of infrastructure is proposed. Therefore, in considering the project scope and existing conditions, the project will not induce substantial unplanned population growth in the area and will not displace existing people or housing necessitating the construction of replacement housing elsewhere.

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

FINDING: NO IMPACT:

The proposed parcel creation does not include new development or a change in the existing residential or agricultural uses and will not result in an increased demand for public services. Therefore, the project will not require the provision of new or physically altered government 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 does not propose any new development and will not result in an increase in the use of existing neighborhood or regional parks or other recreational facilities. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts to recreational facilities are anticipated.

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; or
- 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); or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

No development or improvements to existing transportation infrastructure are proposed with this application. Road Maintenance and Operations identified a requirement for dedication of an additional 10 feet of right-of-way along the Hayes Avenue frontage as part of the land-division process. The dedication would not involve physical roadway construction or generate additional traffic. The Transportation Planning Unit reviewed the project and determined that it is not expected to have a significant impact on County facilities. Therefore, the project will not result in impacts to the circulation system,

conflict with applicable transportation policies, substantially increase transportation hazards, or result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No development or ground-disturbing activities are proposed with this application. The Santa Rosa Rancheria Tachi Yokut Tribe responded to the AB 52 notification and requested additional project information, which was provided by the County. No further request for formal consultation was received. Therefore, impacts to tribal cultural resources would be 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; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or

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

FINDING: NO IMPACT:

No changes to the existing utilities or service systems are proposed with this application. The existing 149.57-acre parcel contains a domestic well and an agricultural well. If the application is approved, a subsequent mapping procedure will be required to create the proposed 2.01-acre parcel. The 2.01-acre parcel will retain the domestic well serving the existing single-family residence, and the remaining 147.56-acre parcel will retain the agricultural well used for irrigation of the seasonal row crops. No new or expanded utility facilities are proposed, and no increase in wastewater demand or generation of solid waste is anticipated. Therefore, no impacts to utilities and service systems are anticipated.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The subject property is not located within a State Responsibility Area (SRA), an area prone to the occurrence of wildfire or in an area of steep slopes. No development, new infrastructure, or changes to existing access are proposed with this application. Therefore, the project will not impair an emergency response or evacuation plan, exacerbate wildfire risks, require infrastructure that may increase fire risk, or expose people or structures to significant post-fire risks.

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: NO IMPACT:

The subject parcel is located in an area of agricultural production and sparse residential development and is itself involved in ongoing agricultural operations. No development or physical changes to the environment are proposed with this application. Therefore, the project will not substantially degrade the quality of the environment, reduce habitat for fish or wildlife species, threaten a plant or animal community, or eliminate important examples of California history or prehistory.

- 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:

As discussed under Sections II and XI above, the proposed parcel creation will result in the conversion of a small portion of land to exclusively residential use, which is currently appurtenant to the farming operation. If this Variance request is approved, a 2.01-acre portion of the land containing the existing residence will become independent of the remaining portion of the property, which is dedicated to seasonal row crop production. The proposed 2.01-acre parcel is below the minimum parcel size required by the underlying AE-20 Zone District. However, due to the relatively small amount of acreage that will be converted and considering that the remaining 147.56 acres will remain in agricultural production, impacts resulting from this proposal would be less than significant.

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

FINDING: NO IMPACT:

The approval of this application will not result in an appreciable change in land use of the subject property or the proposed residential parcel to be created. Both the residential use and the agricultural operation are existing and will continue. Therefore,

the project will not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Variance Application No. 4208, staff has concluded that the proposed project will not have a significant adverse effect on the environment.

The evaluation has determined that the project will result in No Impacts to: Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire.

Potential project impacts related to Agricultural and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Land Use and Planning, Tribal Cultural Resources, and Mandatory Findings of Significance have been determined to be less than significant without requiring project-specific mitigation measures. Standard regulatory conditions of approval will be applied to the project where applicable to ensure compliance with local and state standards.

Consequently, a Negative Declaration (ND) is recommended for adoption by the decision-making body. The Initial Study and associated project materials are available for public review at the Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Fresno, California.

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