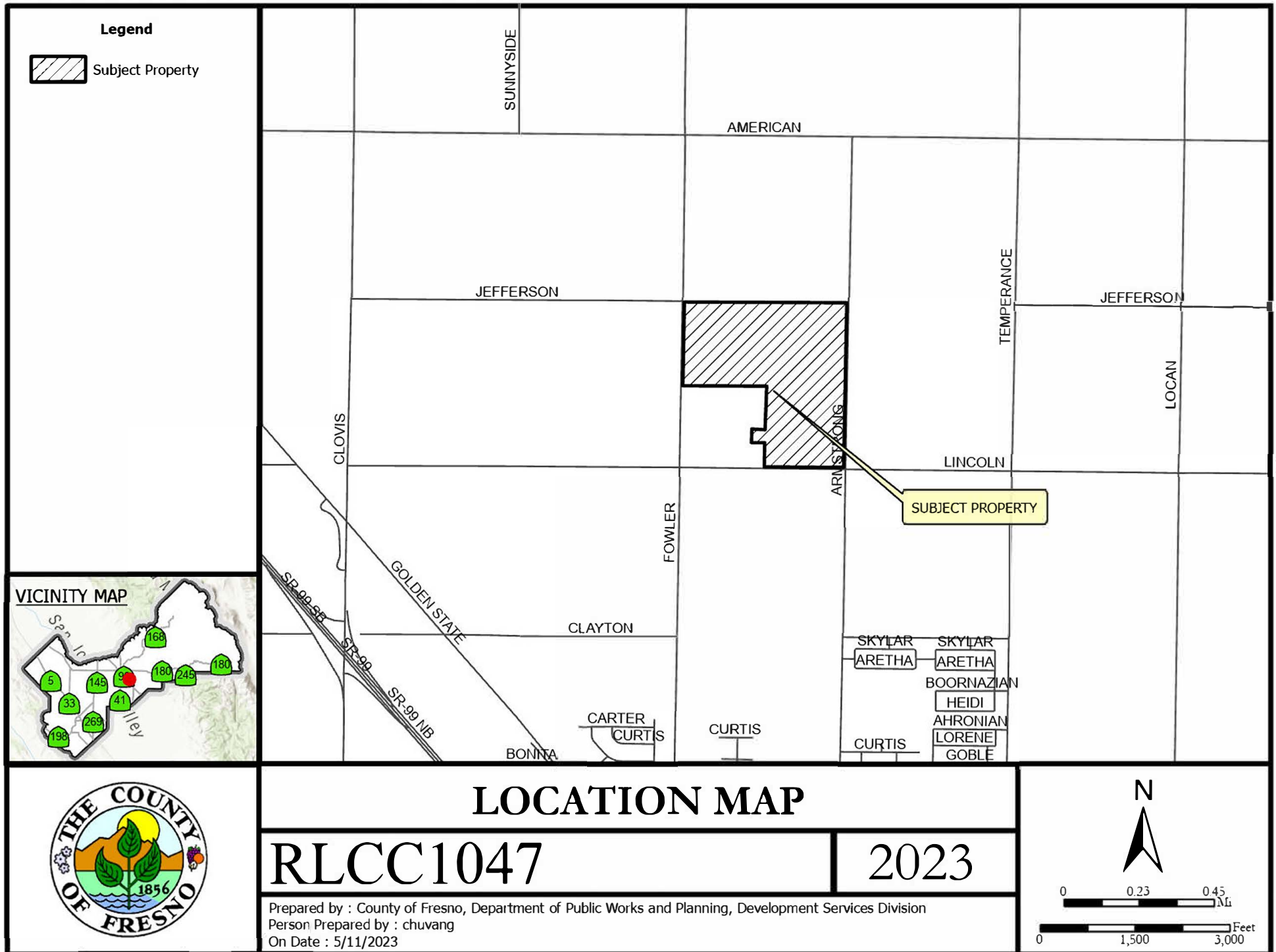
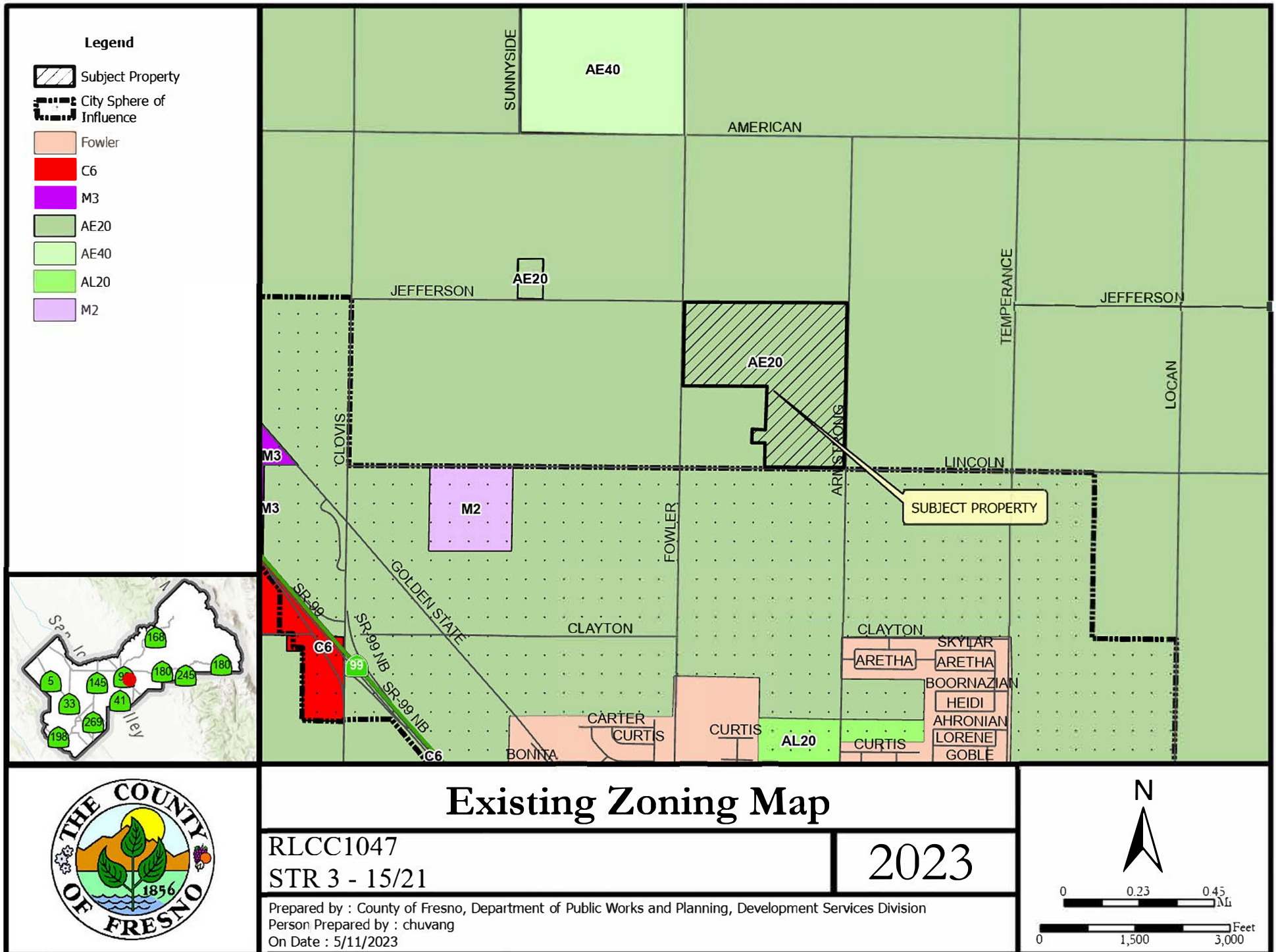


Attachment "A"





Attachment "B"

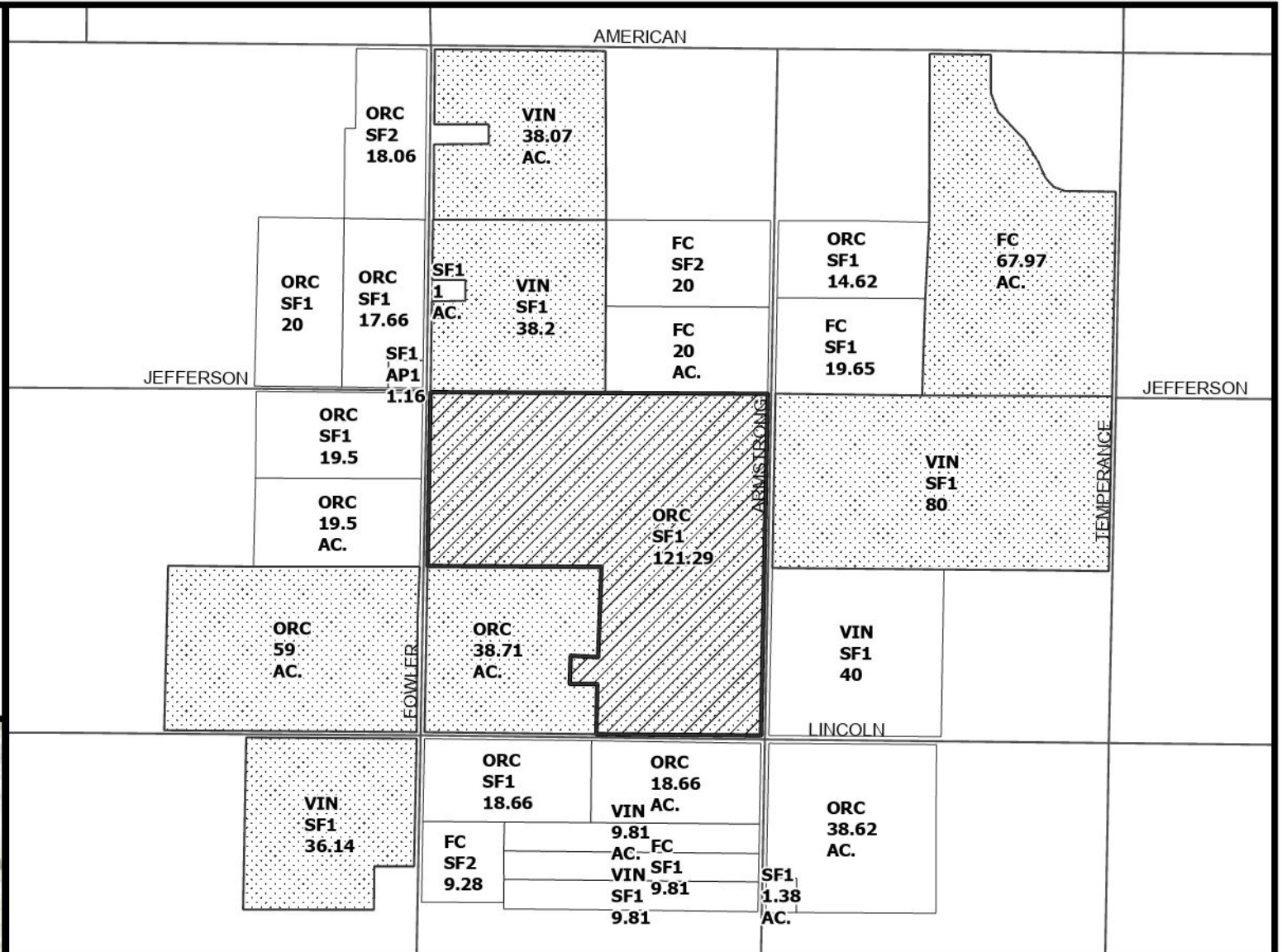
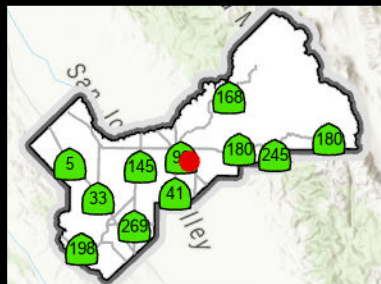


Attachment "C"

LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
AP1 - APARTMENT
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

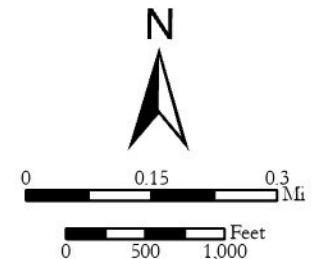


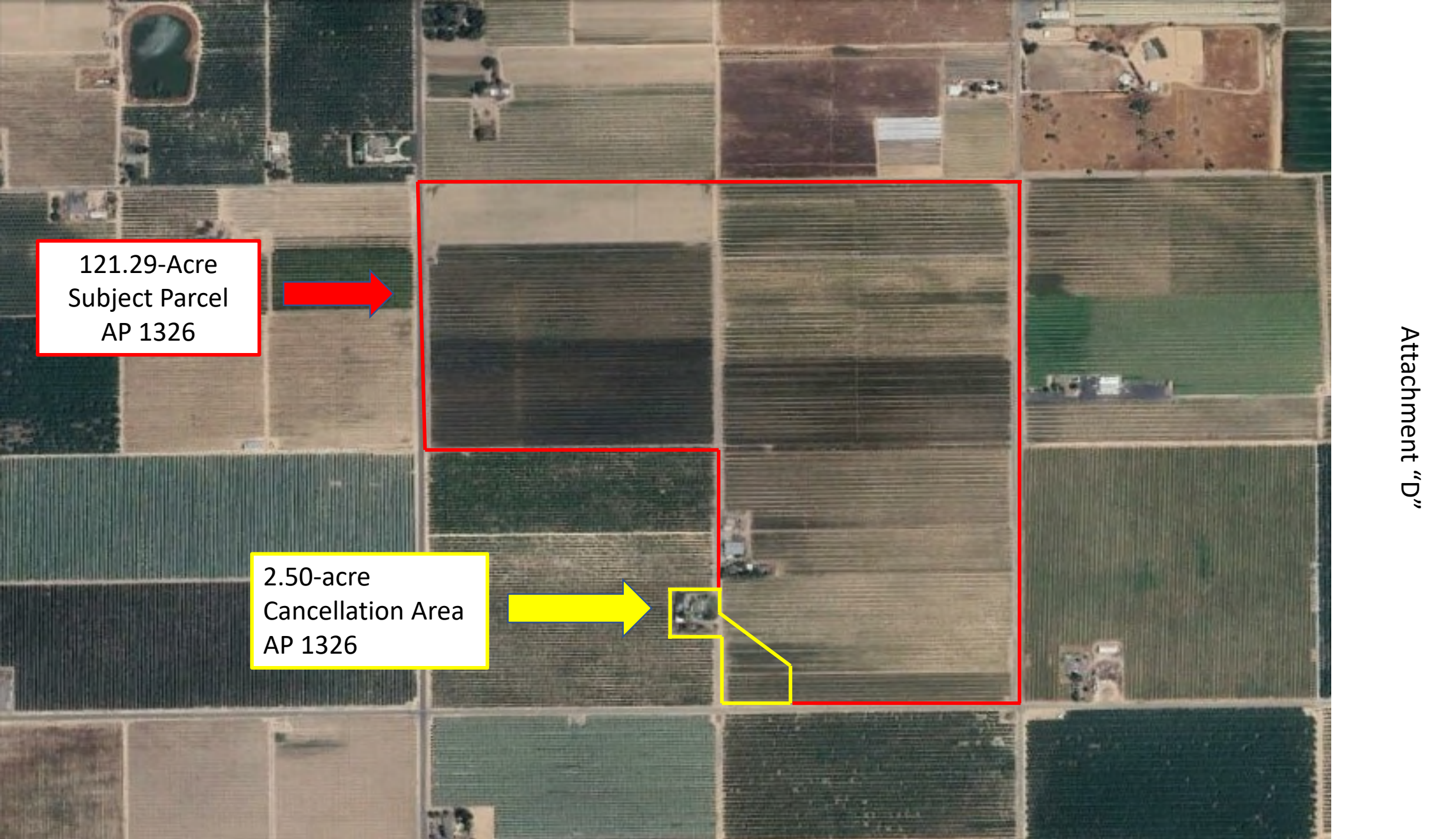
Existing Land Use Map

RLCC1047

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuvang
 On Date : 5/11/2023

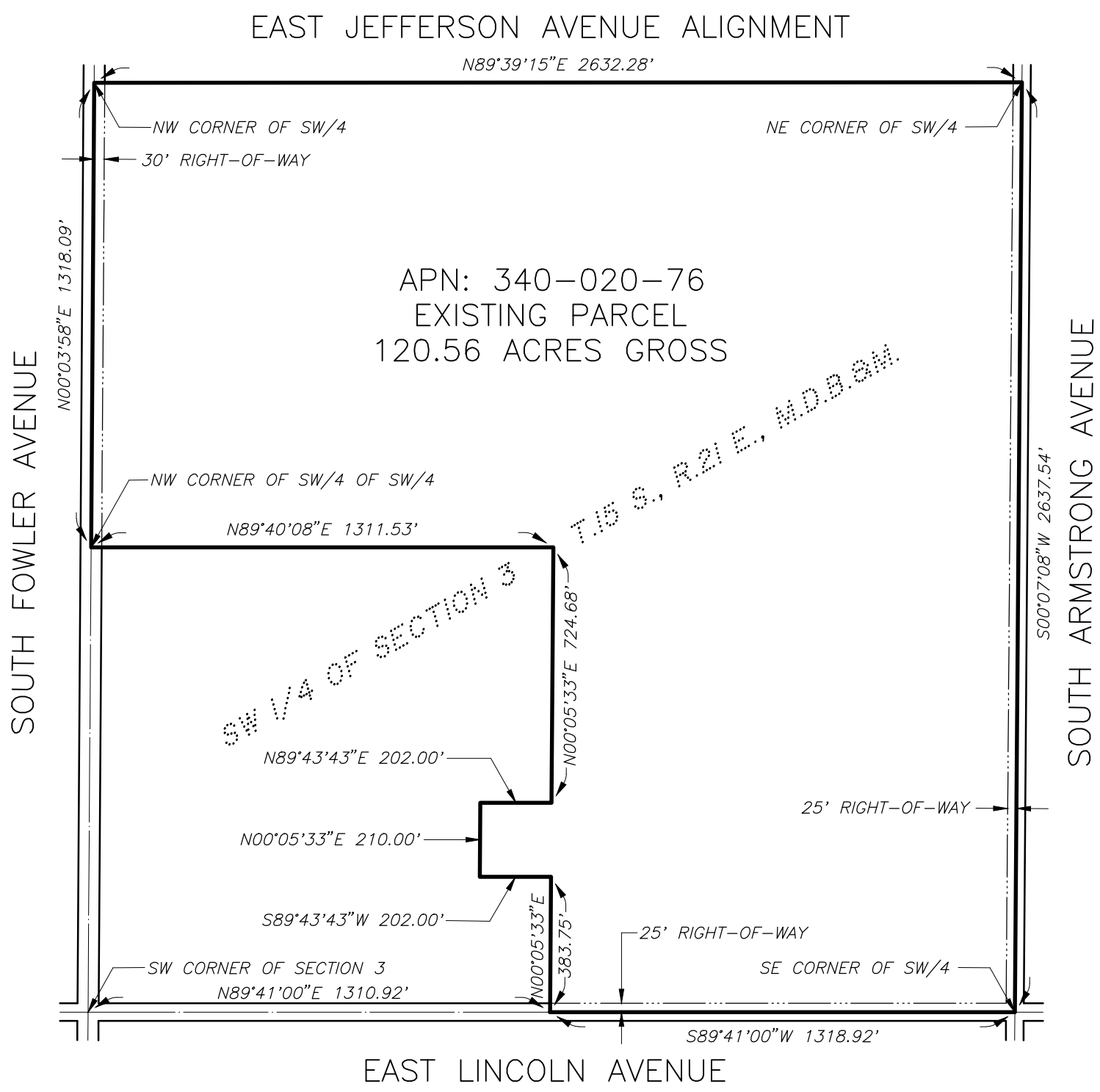




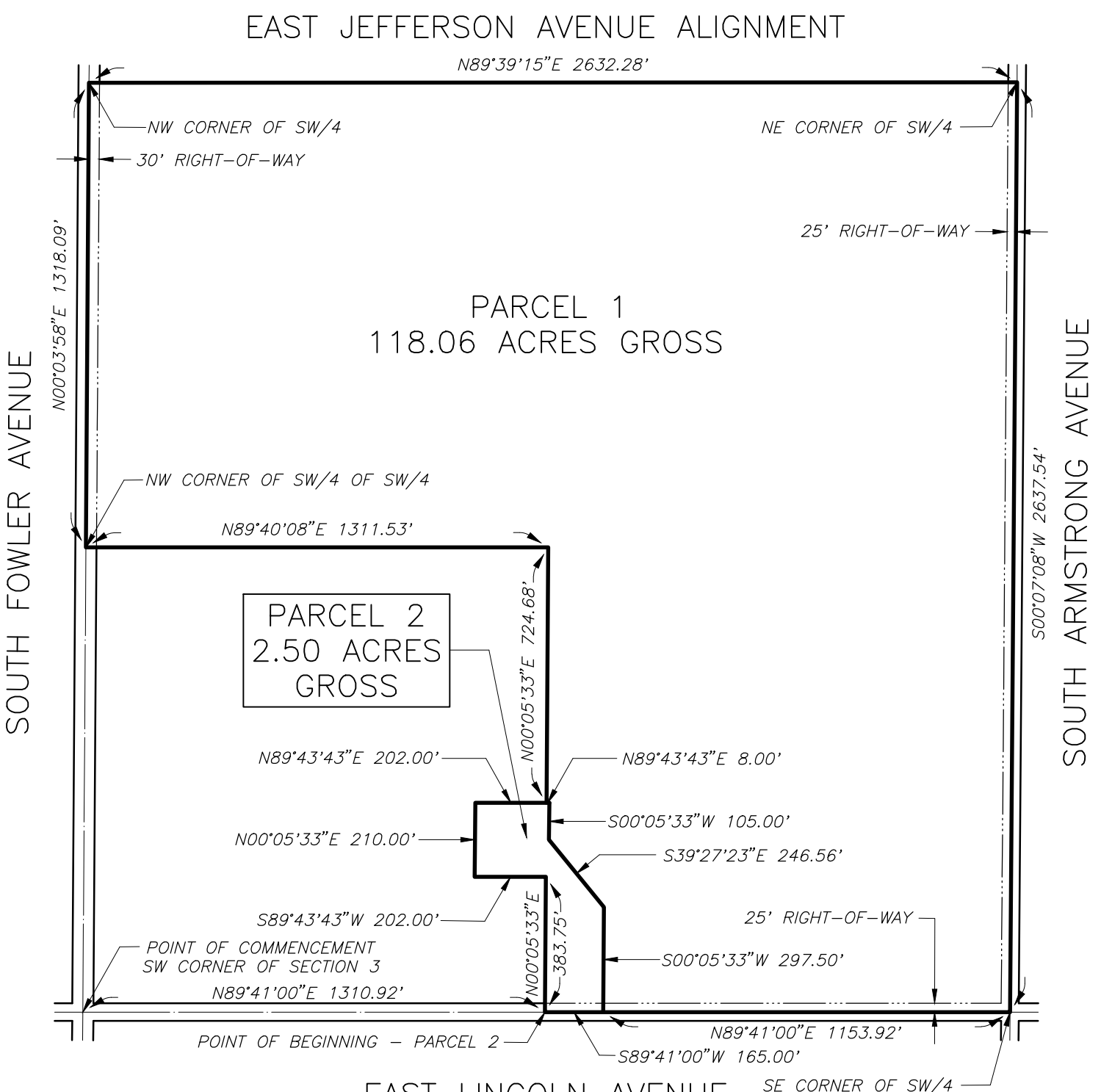
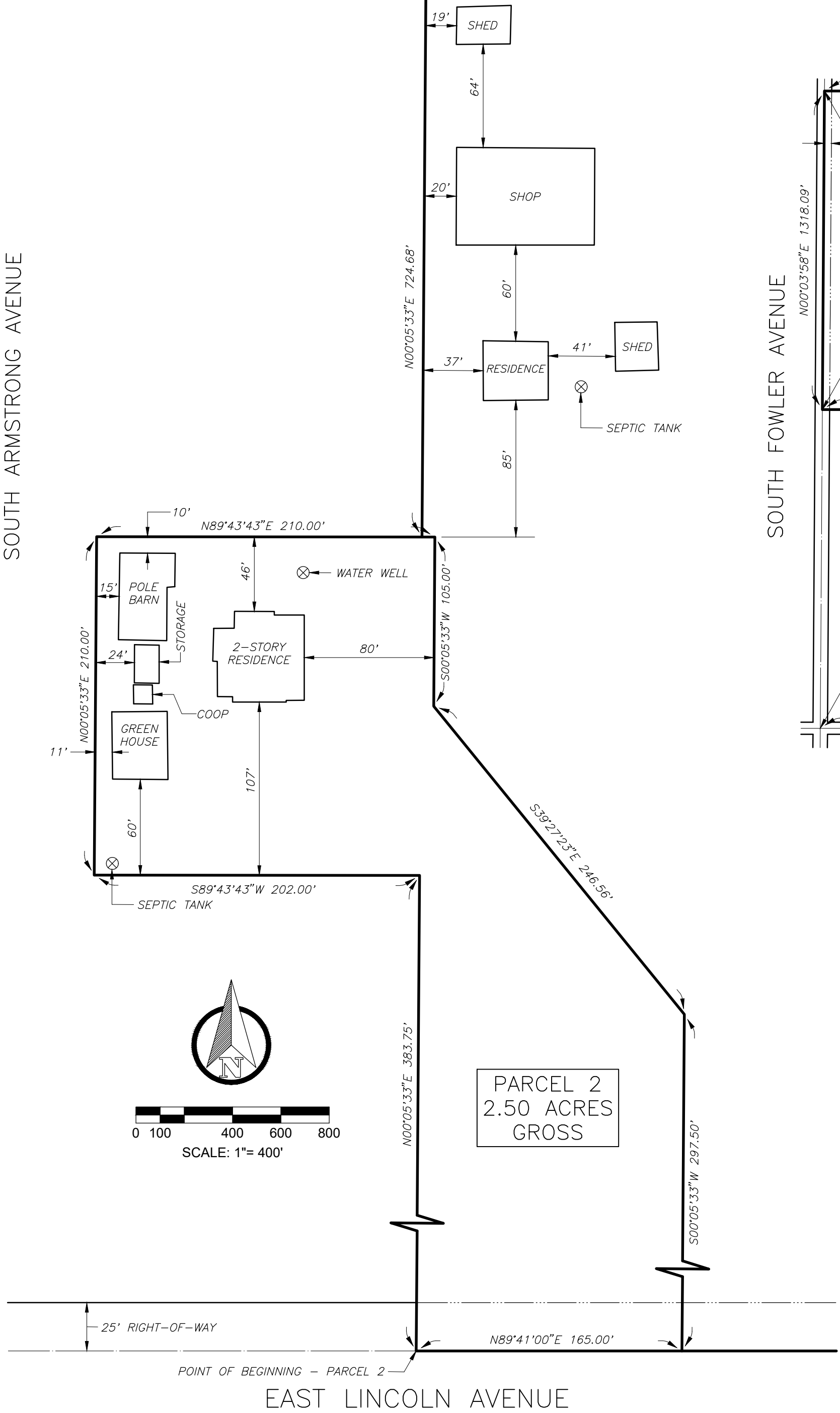
121.29-Acre
Subject Parcel
AP 1326

2.50-acre
Cancellation Area
AP 1326

Attachment "E"



EXISTING PARCELS
PER
RECORD OF SURVEY
32 RS 59



PROPOSED PARCELS

PCOC # **3548**
EXHIBIT MAP

Being a portion of the Southwest quarter of Section 3,
Township 15 South, Range 21 East, Mount Diablo Base & Meridian
in the County of Fresno, State of California



Agricultural Land Conservation Committee Staff Report Agenda Item No. 4 September 13, 2023

SUBJECT: Review and make recommendation to the Board of Supervisors regarding petition for **PARTIAL CANCELLATION OF AGRICULTURAL LAND CONSERVATION CONTRACT NO. 1326 (RLCC NO. 1047)** to remove a 2.50-acre portion of a 121.29-acre parcel from the Williamson Act program to allow the 2.50 acres to be created as a homesite exception parcel through a mapping process.

LOCATION: The subject parcel is located at the northwest corner of South Armstrong and East Lincoln Avenue, approximately one-half mile north of the nearest boundary limits of the City of Fowler (APN 340-020-76) (Sup. Dist. 4).

OWNER/APPLICANT: Gerald E. Feaver/Glenn Feaver

REPRESENTATIVE: Dirk Poeschel Land Development Services, Inc.

STAFF CONTACT: Alexander Pretzer, Planner
(559) 600-4205

Mohammad Khorsand, Senior Planner
(559) 600-4230

RECOMMENDATION:

Staff believes the required findings under Government Code Section 51282(b) can be made, and therefore recommends that the Agricultural Land Conservation Committee recommend that the Board of Supervisors approve the petition for partial cancellation of Agricultural Land Conservation Contract No. 1326.

BACKGROUND:

The Agricultural Land Conservation Committee reviews petitions for cancellation of Agricultural Land Conservation Contracts for consistency of the petition with the purposes of the Williamson Act, pursuant to Section 51282(b) of the Government Code, and makes a recommendation to the Board of Supervisors to approve or deny the petition.

This petition for partial cancellation was filed in conjunction with Pre-Application for Certificate of Compliance (PCOC) Application No. 3548, which proposes to allow creation of a 2.50-acre homesite exception parcel from a 121.29-acre parcel identified as APN 340-020-76, which is

Attachment "F"

ALCC Agenda Item No. 4

September 13, 2023

Page 2 of 6

located in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District and is designated as Agricultural in the Fresno County General Plan. The existing 121.29-acre parcel has been improved with two single family homes. One of the residences will be located on the proposed 2.50-acre homesite exception parcel. The petition is assigned Revision to Land Conservation Contract (RLCC) NO. 1047.

The Williamson Act Program limits land uses on contracted parcels to commercial agricultural operations and certain compatible uses adopted by the Board of Supervisors. The County's Williamson Act Interim Guidelines require parcels to have at least 20 acres of prime soil and an active agricultural operation or at least 40 acres of non-prime soil and an active agricultural operation to be eligible to remain enrolled in the Williamson Act program. The proposed 2.50-acre homesite exception parcel does not meet the minimum parcel size required to remain enrolled in the Williamson Act program and therefore, the applicant has submitted a petition to remove the proposed 2.50-acre homesite exception parcel from the Williamson Act program through the cancellation process.

The existing 121.29-acre parcel is located at the northwest corner of South Armstrong and East Lincoln Avenue, approximately one-half mile north of the nearest boundary limits of the City of Fowler [see Location Map (Exhibit "A"), Existing Zoning Map (Exhibit "B"), Existing Land Use Map (Exhibit "C"), Aerial Photograph (Exhibit "D"), and proposed PCOC Map (Exhibit "E")].

DISCUSSION:

The Williamson Act program is a voluntary program whereby private landowners enter into a contract with the local governments for the purpose of restricting the use of specific parcels of land to commercial agricultural uses for production of food or fiber. Certain uses that are secondary to a commercial agricultural use may be determined compatible on land enrolled in the Williamson Act program by the local government having jurisdiction over contracted land. In return, landowners receive property tax assessments that are lower than normal because the assessments are based on the agricultural use of the land rather than the full unrestricted market value of land. The purpose of the Williamson Act is to provide an incentive to preserve agricultural land for production of food or fiber, at least for the duration of the contract, which is 10 or 20 years depending on the type of contract.

If a landowner desires to change the use of land that is restricted by a Williamson Act contract to uses other than commercial agricultural uses for production of food or fiber, the landowner can file a notice of contract non-renewal which allows the contract to expire at the end of the nine-year non-renewal period. During the nine-year nonrenewal period, the subject land will still be subject to contract restrictions, and the annual tax assessment increases incrementally each year until it is equivalent to unrestricted market value of the land upon expiration date of the contract. This would allow lands that have been placed under contract to continue to be used for production of food or fiber for the nine-year remainder of the contract term and the landowner will benefit from lower property tax assessment.

It should be noted that the County's Interim Guidelines provides for agricultural homesite exception (gift-deed) parcel on land that is enrolled in the Williamson Act program. For land with soil classification of Prime farmland, the parcel must be at least 20 acres, the gift deed parcel must be at least 10 acres, both parcels will be subject to a Joint Management Agreement, and

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ALCC Agenda Item No. 4

September 13, 2023

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both parcels for the duration of the contract shall continue be to be used for commercial agricultural operation for production of food or fiber.

Cancellation of a Williamson Act contract is an option under limited circumstances and conditions and the state law has provisions under which petitions for removal of a contract can be considered by the governing body having jurisdiction over the land. Processing a cancellation petition involves a comprehensive review of the petition to determine if a contract should be cancelled to allow the immediate establishment of a proposed alternative use, or if the land should remain in agricultural use until the contract on land for which a non-renewed has been recorded expires. Approval of a cancellation petition is discretionary and requires the payment of a fee by the landowner equal to 12.5 percent of the full market value of the property to be remove from the contract.

Per Government Code 51282(a), a landowner may petition the Board of Supervisors for cancellation of a contract as to all or any part of a parcel. The Board may grant tentative approval for cancellation of the contract if the Board can make all of the findings listed under Government Code Section 51282(b).

Per Government Code Section 51282(b), cancellation of a contract is consistent with the provisions of the Land Conservation Act of 1965 if the Board can make all of the findings listed under said Government Code Section. Staff's evaluation of the proposed petition against the required findings are discussed below:

1. *That the cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.*

An executed Notice of Partial Nonrenewal for Williamson Act Contract No. 1326 was accepted by the County Recorder on June 07, 2023, and was assigned Document No. 2023-0052657. Said Nonrenewal is for the 2.50-acre homesite parcel subject to this petition.

Based on the fact stated above, staff believes that Finding No. 1 can be made.

2. *That the cancellation is not likely to result in the removal of adjacent lands from agricultural use.*

The soil of the subject 121.29-acre subject parcel is classified as Prime according to the National Resources Conservation Service. The subject parcel has been utilized as an orchard/vineyard growing olives and grapes. The subject parcel and the surrounding parcels are designated as Agricultural in the County General Plan, are zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size), and are being actively farmed.

Areas of the County that are outside of the cities and unincorporated communities are primarily designated and zoned to accommodate farming and certain other land uses such as dairies, feedlots and poultry facilities that necessitate such operations to be located in sparsely populated areas of the County due to creation of dust, odor, flies as well as the need for application of herbicides and pesticides as part of the farming operation.

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September 13, 2023

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The proposed alternative use is to split a 2.50-acre portion of the 121.29-acre subject parcel that contains a house as a separate homesite exception/gift deed parcel for occupancy of a person related to the owner of the parcel. As mentioned above, the parcel is in an area of the County that is designated as Agricultural and Zoned AE-20. Typically, a "Declaration of Intent and Acknowledgment of Penalty for Unlawful Conveyance" (Declaration) is recorded which limits occupancy of a gift-deed/homesite exception parcel to a blood relative of the landowner who is involved with the farming of the parcel and prohibits conveyance of the gift-deed/homesite exception parcel to a third party. Staff notes, however that in limited circumstances the owners of homesite exception/gift deed parcels can petition the County for a release from the Declaration. The granting of any requests for release is discretionary on the County's part.

The Fresno County Interim Guidelines requires that such exception parcels contain a minimum of 10 net acres of land to remain under contract. Although in this case additional acreage is available to meet this 10-acre provision, the applicant has chosen to pursue a 2.50-acre parcel as permitted by the County Zoning Ordinance as the maximum parcel size. Due to the proposed parcel size of 2.50-acres, the proposed homesite parcel is not eligible to remain enrolled in the Williamson Act Contract and must be removed from the Contract through the cancellation process.

In this case, a key consideration is that the recipient of the homesite exception parcel is the sister of the property owner and will continue to be involved in the farming operation. An additional consideration is the fact that no new development is being proposed, none of the existing vineyard is proposed be removed, and the homesite exception parcel recipient will be occupying an existing residence. It is therefore unlikely that approval of the cancellation request will have a material influence on the removal of adjacent lands from agricultural use.

Based on the above discussion, staff believes it is unlikely the proposed cancellation would result in the removal of adjacent lands from agricultural use and therefore, Finding No. 2 can be made.

3. *That the cancellation is for an alternative use that is consistent with the provisions of the County General Plan.*

The existing 121.29-acre parcel is designated as Agricultural in the County General Plan and is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). The Agricultural and Land Use Element of the General Plan sets goals and policies promoting the long-term conservation of productive agricultural lands.

Policy LU-A.1 of the Agricultural and Land Use Element of the General Plan states that the County shall maintain agriculturally designated areas for agricultural use and shall direct urban growth to cities and unincorporated communities. General Plan Policy LU-A.6 states that the County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated as Agricultural, with some exceptions. General Plan Policy LU-A.7 states that the County shall generally deny requests to create parcels less than the minimum size specified in Policy LU-A.6 based on concerns that such parcels would be less viable economic farming units and the resultant increase in residential

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September 13, 2023

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density would increase the potential for conflict with normal agricultural practices on adjacent parcels.

General Plan Policy LU-A.9 states that the County may allow the creation of homesite exception parcels smaller than the 20-acre minimum parcel size if the parcel involved in the division is at least twenty acres in size, and the homesite parcel is not less than one gross acre, subject to certain conditions. One of the conditions is that the parcel to be created is intended for use by a person involved in the farming operation and is related to the owner by adoption, blood, or marriage within the second degree of consanguinity; there is only one lot per related person; and there is no more than one lot per twenty (20) acres. This policy mirrors Zoning Ordinance Section 816.5.A.2. This project entails creation of a 2.50-acre homesite parcel to be used for residential use of a person related to the owner of the parcel, as noted above.

General Plan Policy LU-A.12 requires protection of agricultural activities from encroachment of incompatible uses. General Plan Policy LU-A.13 states that the County shall protect agricultural operations from conflicts with non-agricultural uses and protection of agricultural activities from encroachment of incompatible uses.

In conclusion, staff believes that the proposed alternative use to create a homesite exception parcel for a person involved in the farming operation, in an area that is designated and zoned for agricultural uses is consistent with the General Plan policies as discussed above and therefore, Finding No. 3 can be made.

4. *That the cancellation will not result in discontinuous patterns of urban development.*

The existing 121.29-acre parcel is located approximately one-half mile north of the nearest limits of the City of Fowler in the unincorporated area of Fresno County. The proposal to create a homesite exception parcel in and of itself does not constitute a pattern of discontinuous urban development.

Based on the above discussion, staff believes Finding No. 4 can be made.

5. *That there is no proximate non-contracted land that is both available and suitable for the use to which it is proposed that the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.*

County staff generated a list of non-contracted parcels of approximately the same size as the proposed substandard parcel within a 5-mile radius of the subject parcel and utilized online tools to determine whether the parcels are for sale. In this case, a parcel approximately the same size as the proposed homesite parcel was available for sale. However, the parcel is in the M-1 (Light Manufacturing) Zone District. The M-1 Zone District does not allow for single-family residences therefore, staff believes that the parcel is not suitable for the alternative use.

Based on staff's research, the available non-contracted parcel of similar size within a 5-mile radius is not suitable for the alternative use, and therefore Finding No. 5 can be made.

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September 13, 2023

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ENVIRONMENTAL DETERMINATION:

Initial Study (IS) No. 8296 prepared for PCOC Application No. 3548 addresses potential environmental impacts associated with the cancellation of the contract. The IS was completed and circulated for agency review on August 2, 2023, and is included with this staff report as reference material.

OTHER REVIEWING AGENCIES:

County staff sent the proposed cancellation petition to the County Assessor's office for determination of the Cancellation Fee for the 2.50 acres subject to the proposed petition. The Cancellation Fee as determined by the Assessor's office is \$18,750.00.

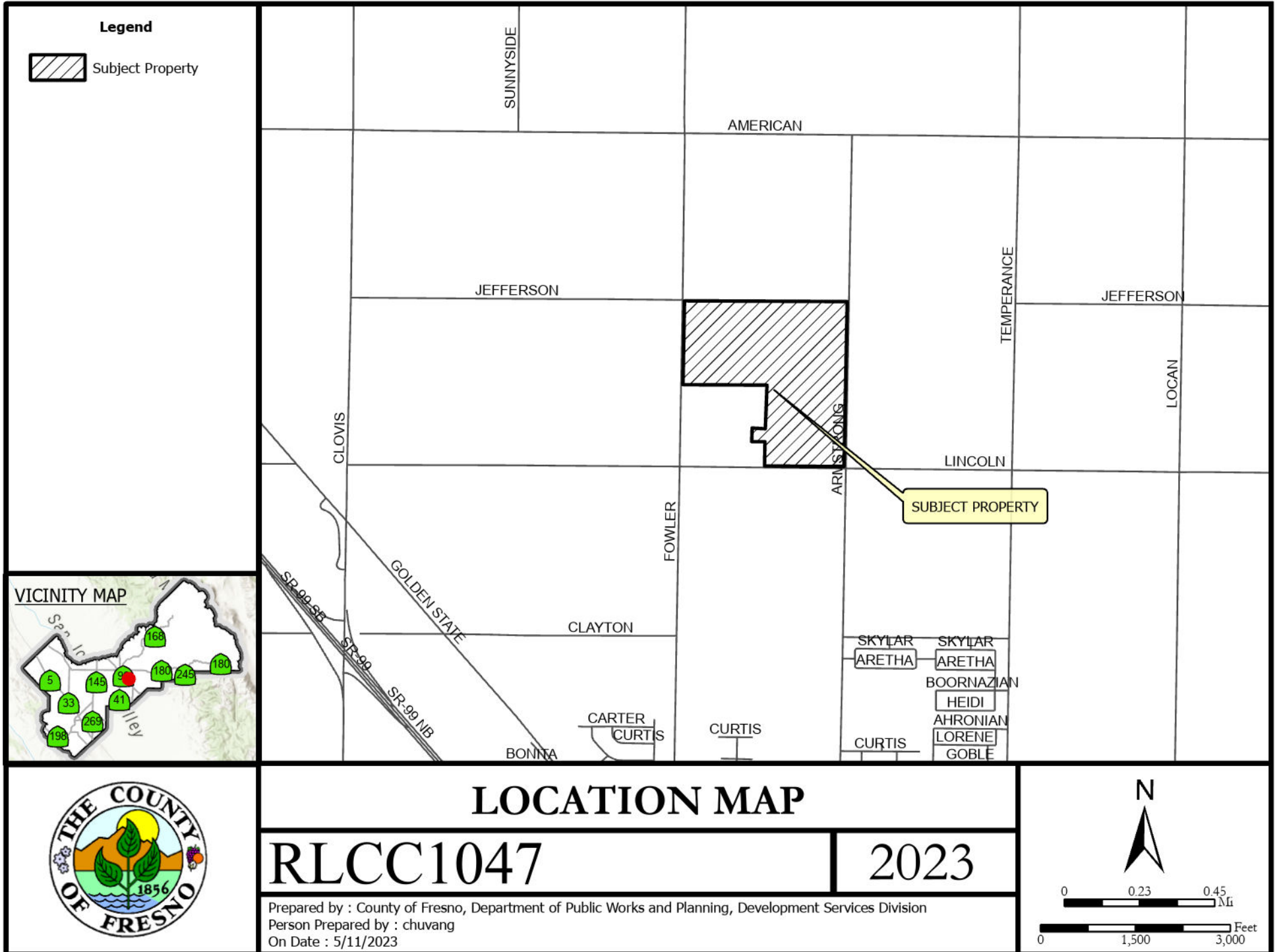
CONCLUSION:

Based upon staff's analysis of the proposed alternative use against the consistency Findings listed under Government Code Section 51282(b), staff believes that all five required findings can be made and therefore, recommends that the Agricultural Land Conservation Committee recommend that the Board of Supervisors approve the petition for partial cancellation of Agricultural Land Conservation Contract No. 1326 subject to the following conditions:

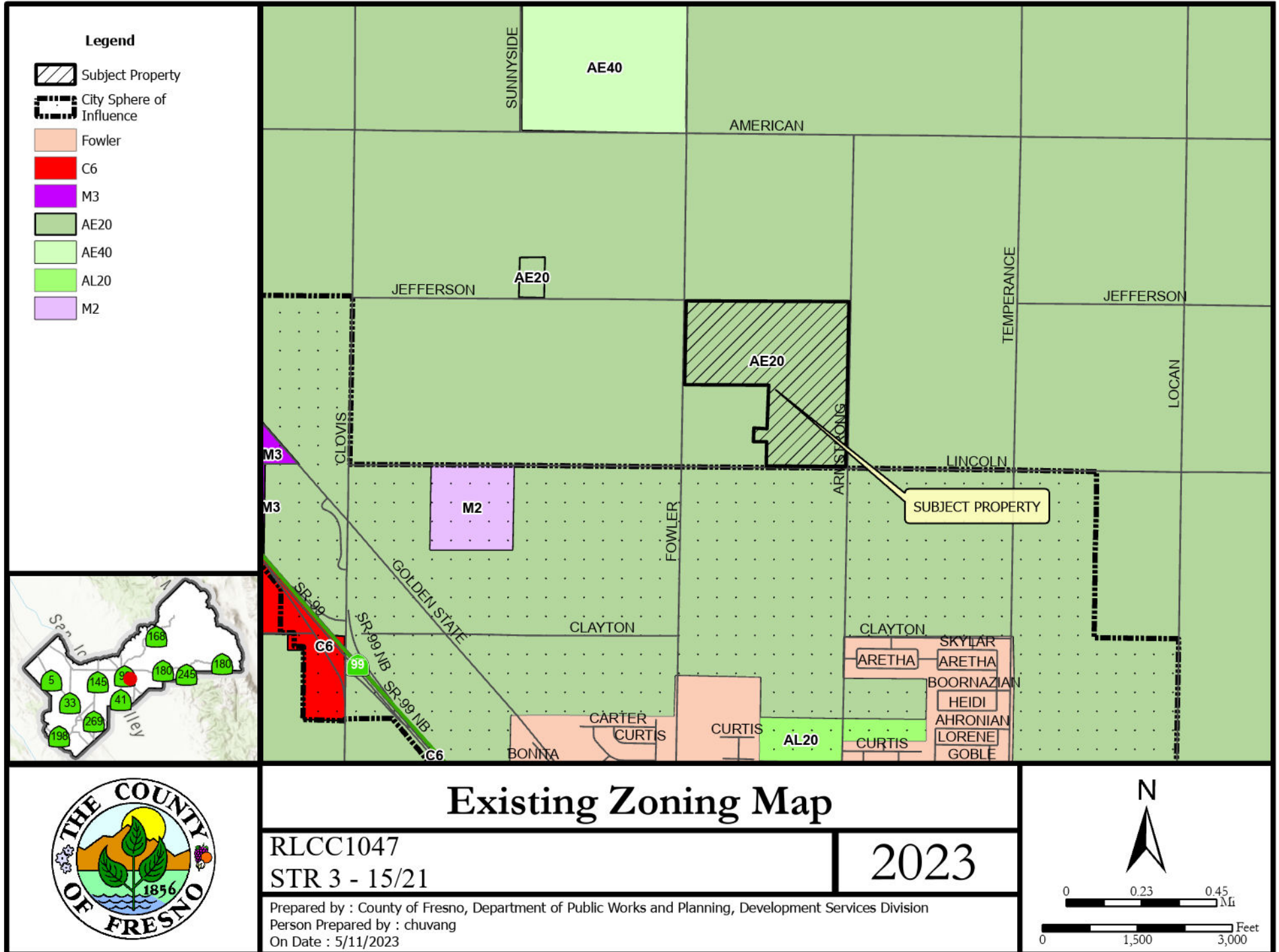
1. The landowner shall obtain the necessary land use approval to create the proposed 2.50-acre homesite exception parcel.
2. The applicant shall pay the Cancellation Fee in the amount of \$18,750.00 as determined by the County Assessor and certified by the Board of Supervisors for issuance of a Certificate of Cancellation by the Board. The Cancellation Fee shall be paid, and a Certificate of Cancellation issued prior to approval of the PCOC Application No. 3548 to create the proposed 2.50-acre homesite exception parcel. If the Cancellation Fee is not paid within one year of issuance of the Tentative Certificate of Cancellation, the Cancellation Fee must be re-computed by the Assessor's Office and re-certified by the Board of Supervisors.

However, if the Committee believes that the required Findings cannot be made, the Committee must recommend that the Board of Supervisors deny the partial cancellation of Agricultural Land Conservation Contract No. 1326.

Attachment "F"





Attachment "F"

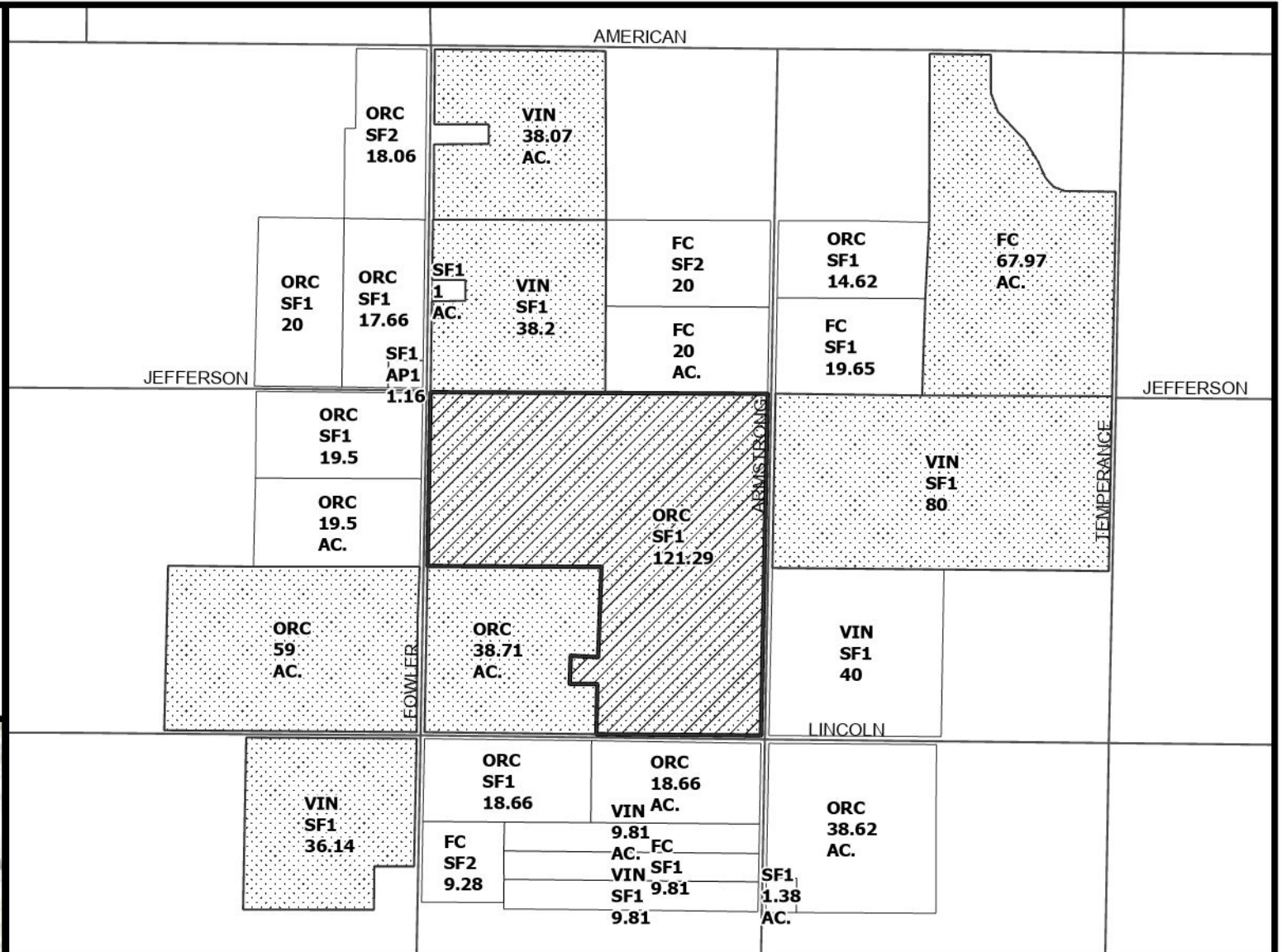
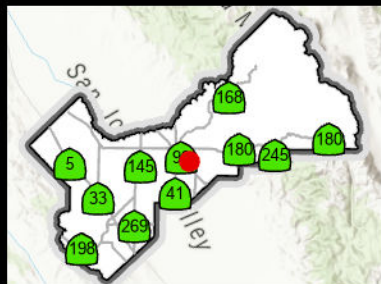


Attachment "F"

LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
AP1 - APARTMENT
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

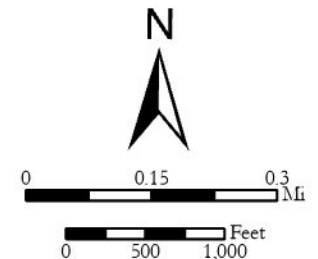


Existing Land Use Map

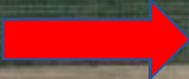
RLCC1047

2023

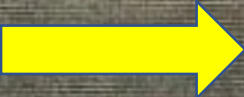
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuvang
 On Date : 5/11/2023

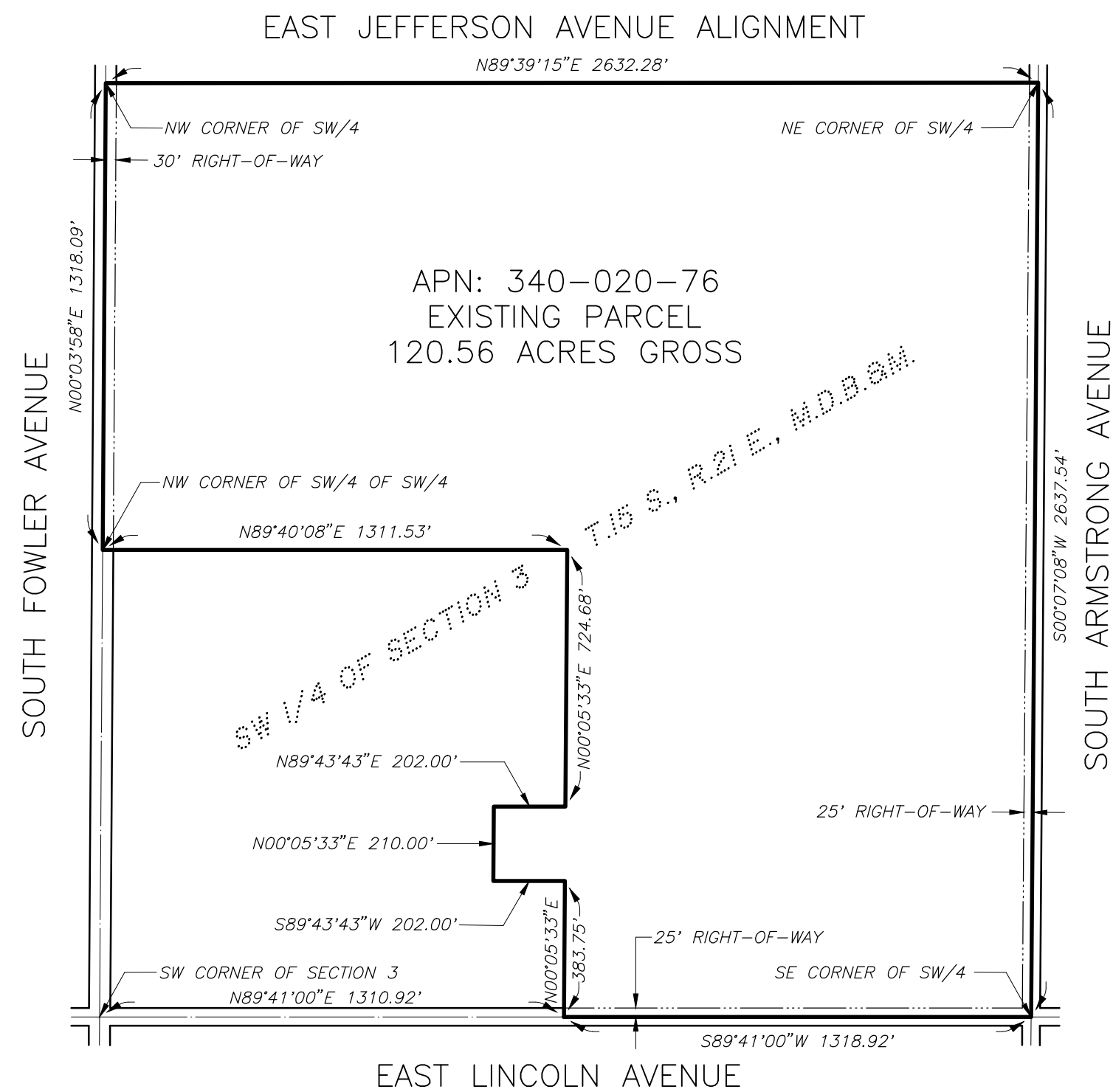


121.29-Acre
Subject Parcel
AP 1326

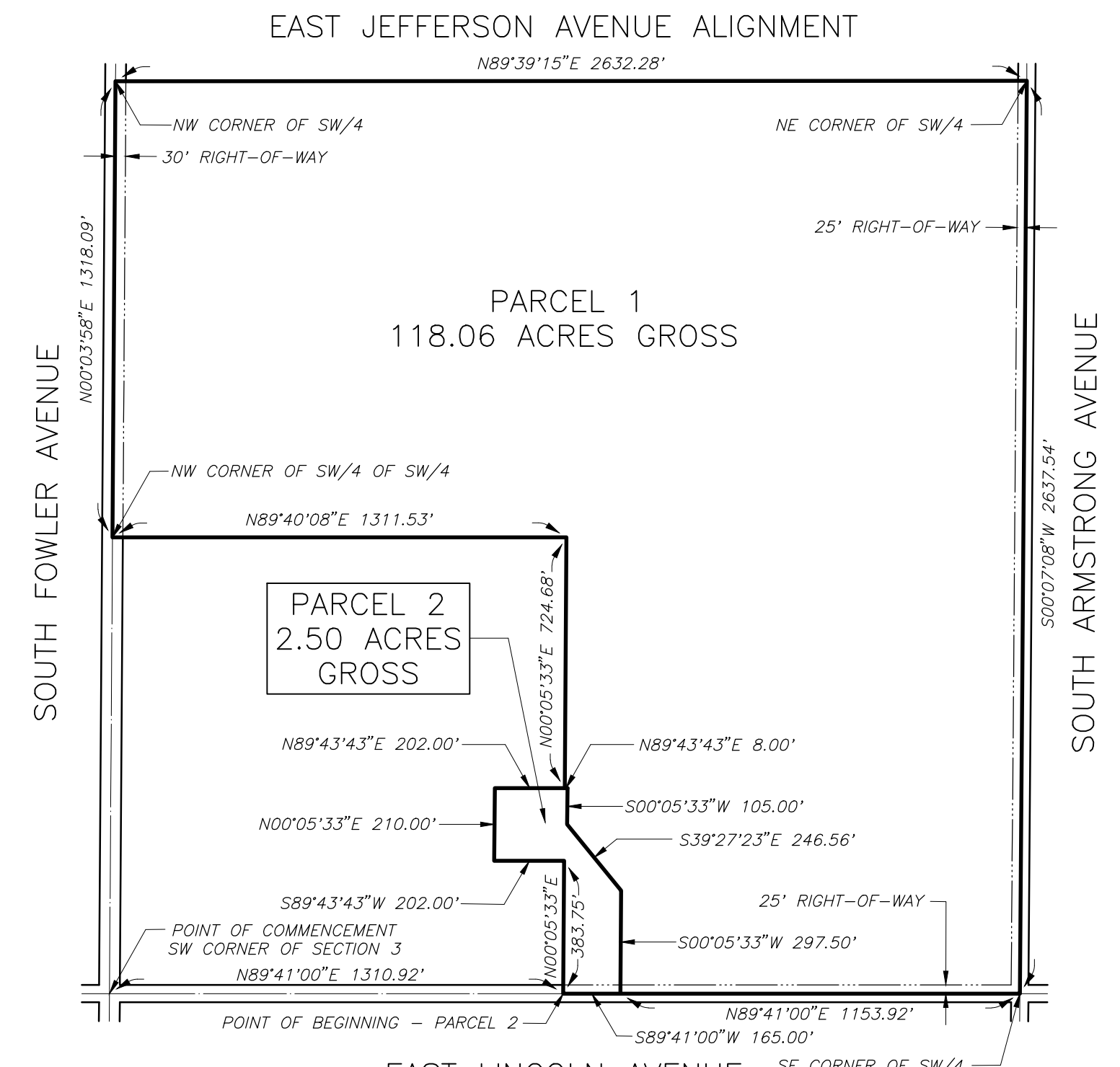
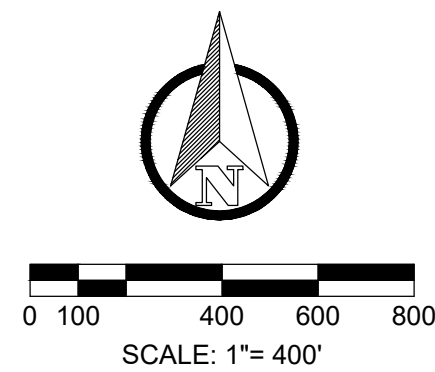
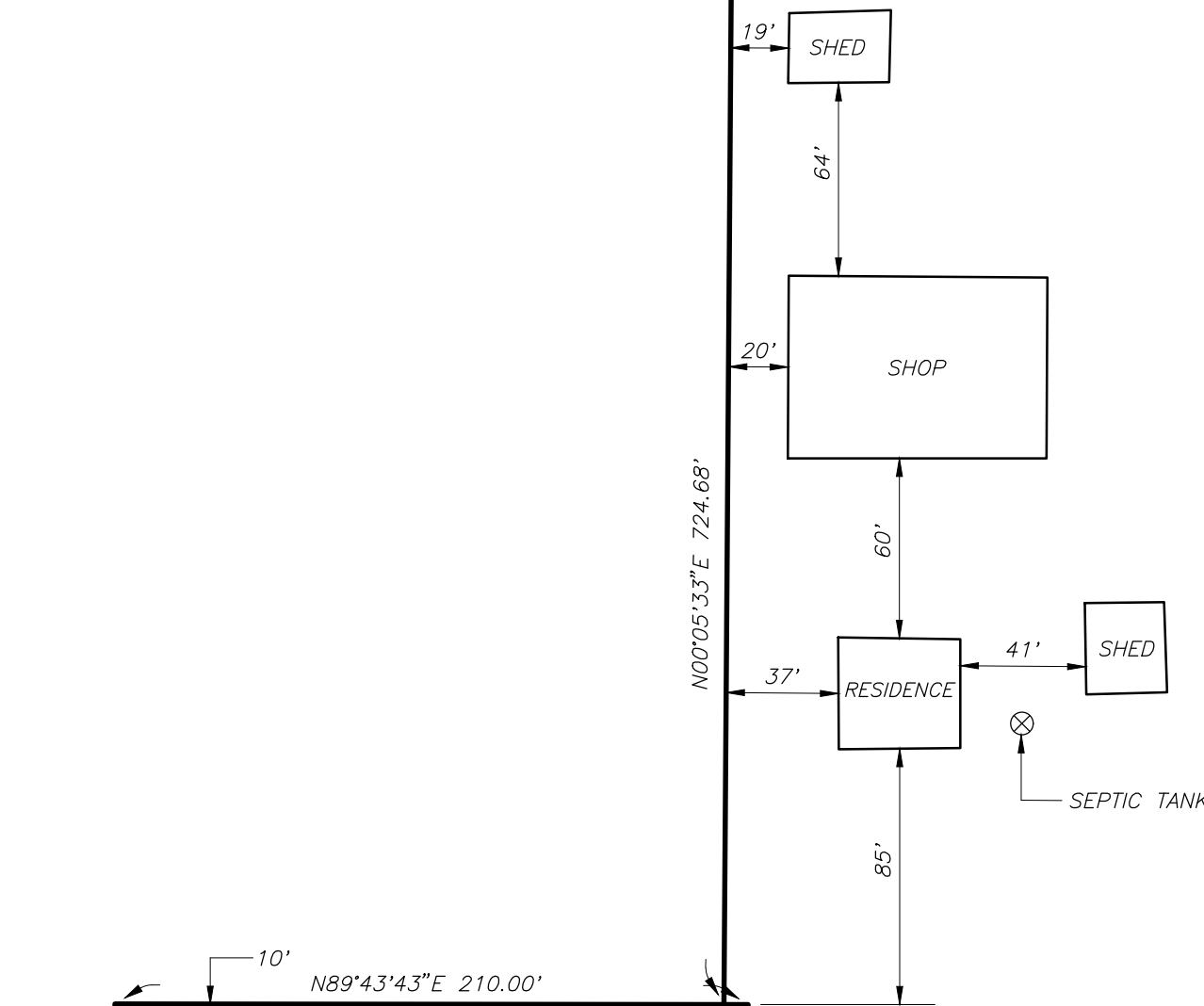


2.50-acre
Cancellation Area
AP 1326





EXISTING PARCELS
PER
RECORD OF SURVEY
32 RS 59



PROPOSED PARCELS

PCOC # **3548**

EXHIBIT MAP

Being a portion of the Southwest quarter of Section 3,
Township 15 South, Range 21 East, Mount Diablo Base & Meridian
in the County of Fresno, State of California

Attachment "G"

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8296	LOCAL AGENCY NEGATIVE DECLARATION		County Clerk File No:
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Dana Dominguez-Rogge Planner	Area Code: 559	Telephone Number: 600-4232	Extension: N/A
Project Applicant/Sponsor (Name): Glenn Feaver	Project Title: Pre-Application for Certificate of Compliance No. 3548		
Project Description: Allow the creation of a 2.5-acre gift deed parcel for conveyance to a relative from an existing 121.29-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Pre-Application for Certificate of Compliance No. 3548, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Potential impacts related to Agricultural and Forestry Resources and Land Use and Planning have been determined to be less than significant. A Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite B, below street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – August 2, 2023		Review Date Deadline: September 1, 2023	
Date: July 27, 2023	Type or Print Signature: Chris Motta Principal Planner	Submitted by (Signature): Dana Dominguez-Rogge Planner	

State 15083, 15085

County Clerk File No.: _____

LOCAL AGENCY NEGATIVE DECLARATION

Attachment "G"



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Glenn Feaver

APPLICATION NOS.: Initial Study Application No. 8296 and PCOC Application No. 3548

DESCRIPTION: Allow the creation of a 2.5-acre gift-deed parcel for conveyance to a relative from an existing 121.29-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The parcel is proposed on land subject to a Williamson Act Contract and the proposed conveyance is under 10 acres in size.

LOCATION: The subject parcel is located at the northwest corner of South Armstrong and East Lincoln Avenue approximately one-half mile north of the nearest boundary of the City of Fowler (APN: 340-020-76) (6218 E. Lincoln Avenue) (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 proposal is to create a gift deed parcel for conveyance to a relative. The proposed

Attachment "G"

parcel is already improved with a single-family residence, and no additional construction is included. The remainder of the parcel will continue to be utilized for agricultural purposes. The proposed use is characteristic of the existing use and structures, and therefore, will not degrade the existing visual character or quality of site and surroundings nor will it create a new source of substantial light or glare.

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 (121.2997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing parcel is enrolled in the Williamson Act Program under Contract No. 1326. Pursuant to the Fresno County Williamson Act Program Guidelines, parcels that are enrolled in the Program are required to have at least 20 acres of Prime Soil and an active agricultural operation, or at least 40 acres of Non-Prime soil and an active agricultural operation to be eligible to remain enrolled in the Program. Fresno County Williamson Act Program Guidelines also require gift deed parcels to have at least 10 acres of Prime soil and an active agricultural operation, or at least 40 acres of Non-Prime soil and an active agricultural operation to be eligible to remain enrolled in the Program. The proposed 2.5-acre parcel cannot remain under contract and a cancellation petition is currently in process. The amount of land being removed from the Contract is approximately 2% of the parcel area enrolled in the Contract, and therefore can be seen as a less than significant impact. A Contract non-renewal was recorded on June 7, 2023.

- 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:

Attachment "G"

The project site is not located in forest land, timberland or timberland zoned Timberland Production. The project will not result in the loss of forest land or conversion of forest land to non-forest use. The project site is currently utilized as an agricultural operation with the property improved with vineyards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed parcel split will not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. The subject parcel is actively farmed; however, the proposed parcel is already improved with a single-family residence. The remainder (98%) of the proposed parcel would still be utilized for agricultural production.

III. AIR QUALITY

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

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

FINDING: NO IMPACT:

The proposal is to allow creation of a parcel under the minimum parcel size standard of the underlying zone district. The project will not conflict with or obstruct implementation of the applicable Air Quality Plan and will not result in a cumulatively considerable net increase of any criteria pollutant. The San Joaquin Valley Air Pollution Control District was given the opportunity to review the project and expressed no concerns with the proposal. The proposed parcel is already improved with a single-family residence, and no additional construction is proposed. Therefore, the possibility to increase any criteria pollutant is negligible.

- 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:

Attachment "G"

The project site is currently utilized as an agricultural operation. The proposed parcel is already improved with a single-family residence, and no additional construction is proposed. Both the agricultural operation and the single-family residence are not uses that are associated with substantial pollutant generation and will not expose sensitive receptors to substantial pollutant concentrations. The project will not result in other emissions adversely affecting 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?

FINDING: NO IMPACT:

According to the California Natural Diversity Database, the project site is not located within any reported occurrence areas of a special status species. The proposal is to create a new parcel from an existing parcel. The subject parcel is actively being farmed. According to area imagery, the created parcel is already improved with a single-family residence with the remainder parcel continuing to be used for agricultural purposes. Based on current conditions, the parcel experiences periodic disturbance that would deter special status species from inhabiting the subject parcel. In considering current conditions, the project proposal, and no planned development, the project will not substantially adversely affect any special status species directly or through habitat modification.

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

FINDING: NO IMPACT:

According to the National Wetlands Inventory, the subject parcel is not located along the boundary of identified wetlands. There are no riparian or other sensitive natural community identified on or near the subject parcel.

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

FINDING: NO IMPACT:

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The project will not interfere with the movement of any native resident or migratory fish or wildlife species. No native resident or migratory wildlife corridor or native wildlife nursery site has been identified on the subject parcel. The subject parcel is currently being utilized for agricultural purposes and disturbance of the site has deterred wildlife species from inhabiting the site.

- 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:

The project will not conflict with any local, state, or federal policies or ordinances protecting biological resources, nor will it conflict with the provisions of any 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: NO IMPACT:

The project proposes to create a parcel from an existing property. The property is currently utilized for agricultural purposes and has experienced ground disturbance from existing agricultural activities. As no historical or archaeological resources have been identified on or near the project and considering past ground disturbing activities related to the existing agricultural use, no impact is anticipated to Cultural Resources should the proposal be approved.

VI. ENERGY

Would the project:

Attachment "G"

- 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 project proposes to create a 2.5-acre parcel from an existing 121.29-acre parcel. The project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources as there is no project construction or operation proposed. The Applicant has stated that a single-family residence already exists at the location of the proposed parcel. No further construction or development is proposed. Therefore, the project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

According to Figure 9-4 and 9-5 of the Fresno County General Plan Background Report (FCGPBR) and the Earthquake Zone Application administered by the California Department of Conservation, the project site is not located on or near identified earthquake hazard zone areas. The project site is not likely to be subject to strong seismic ground shaking or seismic-related ground failure due to strong seismic shaking. No agencies expressed any concerns related to ground shaking, ground failure or liquefaction.

4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the project site is not located in identified Landslide Hazard areas.

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

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FINDING: NO IMPACT:

The proposal would result in creation of a 2.5-acre parcel from an existing 121.29-acre parcel for conveyance to a family member. The existing parcel is actively used for the purpose of agricultural production. The Applicant per the submitted findings indicate the parcel is still intended to be used as such, but also be utilized as a homesite. The proposed parcel will create a property line around an existing home, and no further development is included. The project will not result in substantial soil erosion.

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

FINDING: NO IMPACT:

Approval of the mapping application and removal of the 2.5-acre homesite from the Williamson Act Program will not result in intensive development. Further, there is no evidence that the site is located on a geologic unit or soil that is unstable potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (121.2994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the FCGPBR, the subject parcel is not located in identified Expansive Soil areas.

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

FINDING: NO IMPACT:

The Applicant has indicated that the subject parcels would be utilized for the existing agricultural operation and for the existing homesite. There is no development proposed, therefore the proposal is seen as having no impact on wastewater disposal systems.

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

FINDING: NO IMPACT:

There is no known unique paleontological resource, site, or geologic feature. The site is heavily disturbed by agricultural processes and residential development will unlikely

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increase the risk of disturbing any unknown paleontological or geologic resource or 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: NO IMPACT

The project proposal will allow creation of a homesite (gift deed) parcel and a remainder parcel. The Applicant has indicated that the proposed parcel will be utilized as a home site, and there is an existing home at the location of the proposed parcel. The project will not generate greenhouse gas emissions. San Joaquin Valley Air Pollution Control District (SJVAPCD) has been given the opportunity to review and provide comments on the project. There were no expressed concerns from SJVAPCD to indicate that the proposal would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of 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?

FINDING: NO IMPACT:

The project proposal is to allow creation of a 2.5-acre parcel from an existing 121.29-acre parcel. The existing parcel is utilized as agricultural land and residential uses. The proposal will not create a significant hazard to the public through the transport, use, or disposal of hazardous materials, nor will it create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- 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:

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The project site does not emit hazardous emissions or handle hazardous materials and is not located within one-quarter mile of an existing or proposed school site.

- 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:

There are no hazardous material sites located on or near the project site. There are no private airstrips in the vicinity of the project. The project site is not located within an airport, runway zone, inner or outer approach zone, and traffic pattern zone or horizontal or conical zone.

- 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:

Reviewing agencies and departments did not express concerns to indicate that the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; or
- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The Water and Natural Resources Division of the Department of Public Works and Planning reviewed the proposal and determined it will not have a significant impact on the existing water levels in the area. In addition, the subject parcel is not located within

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an area of the County defined as being a water short area. The project proposes to create a 2.5-acre parcel from an existing 121.29-acre parcel. The proposed parcel is already improved with a residence, and no new construction is anticipated.

The State Water Resources Control Board did not express concerns that the project proposal would violate water quality standards or waste discharge requirements, nor were concerns expressed to indicate that the project would 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?
 - ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 - 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:

The project proposes to create a homesite (gift deed) parcel from the existing 121.29-acre parcel. There is no development being proposed directly with the proposal. The project will not result in the altering of drainage patterns of the site or alter any course of a stream or river. The project will not result in substantial erosion or siltation. The rate or amount of surface runoff will not increase from the project proposal. There are no planned stormwater drainage systems that service the project area. The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems and will not provide additional sources of polluted runoff. Per FEMA FIRM Panel 2143H, the project site is not subject to flooding from the 100-year storm, therefore the project will not impede or redirect flood flow.

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 2143H, the parcel is not subject to the 100-year storm. There are no bodies of water near the project site that would indicate the site is at increased risk from tsunami or seiche zones.

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

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FINDING: NO IMPACT:

The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or

FINDING: NO IMPACT:

The proposal does not 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:

Development in Fresno County is required to be consistent with the Fresno County General Plan. Goal LU-A reads "To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals." This goal relates to the environmental impacts of the loss of farmland and is supported by the following policies:

LU-A.6: The County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10 and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.

Policy LU-A.9 (b)(2): The County may allow creation of homesite parcels smaller than the minimum parcel size required by Policy LU-A.6 if the parcel involved in the division is at least twenty (20) acres in size, and if the lot or lots to be created are intended for use by persons involved in the farming operation and related to the owner by adoption, blood, or marriage within the second degree of consanguinity, there is only one (1) lot per related person, and there is no more than one (1) gift lot per twenty (20) acres.

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

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- 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:

According to Figure 7-7 of the FCGPBR the project site is not located on or near any identified mineral resource locations. Additionally, the project proposal does not directly indicate any further development of the project site that would result in the loss of availability of a known mineral resource or resource recovery site.

XIII. NOISE

Would the project result in:

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

FINDING: NO IMPACT:

The proposal is to create a 2.5-acre parcel from an existing 121.29-acre parcel. There is no development or proposed use involved with this project that would result in generation of substantial noise levels, ground-borne vibrations, or ground-borne noise levels. Existing land uses for the surrounding area are agricultural or residential in nature. The subject parcel is utilized as agricultural land and a homesite and does not produce noise in excess of the standard noise generation associated with agricultural or residential uses.

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

FINDING: NO IMPACT:

The project site is not located within two miles of a private airstrip, airport land use plan, public airport or public use airport.

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

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

FINDING: NO IMPACT:

The project proposal will not result in substantial population growth, nor does it propose any development that would induce substantial population growth. The project site is utilized for agriculture and with an existing residence onsite. The project proposes to create a 2.5-acre parcel from the subject parcel which will not displace 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;

FINDING: NO IMPACT:

The Fresno County Fire Protection District did not express any concerns related to the proposal. Further, the proposed subdivision of land does not pose any increase in demands for services or impede delivery of services.

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

FINDING: NO IMPACT:

The limited scope of the proposal, which would create a homesite (gift deed) parcel, but such limited development would not impact police, school parks or other public services or facilities.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project will not result in an increased use of existing neighborhood and regional parks or other recreational facilities and will not require the construction or expansion of recreational facilities.

XVII. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern to indicate that the proposal conflicts with a program, plan, ordinance or policy addressing the circulation system.

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

FINDING: NO IMPACT:

There is no increase in traffic trip generation or vehicle miles traveled associated with the project proposal. The project site is currently utilized for agricultural cultivation with traffic generation associated with the agricultural operation. There is no direct development proposed with the project. Potential development of the site associated with by-right uses of the underlying zone district are not expected to conflict with or be inconsistent with CEQA Guidelines. Additionally, the proposal was reviewed by the Transportation Planning Unit of the Fresno County Department of Public Works and Planning, and it was determined the proposal will not impact the existing county right-of-way.

- 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:

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The proposal was reviewed by the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning. To ensure that road frontage along Lincoln Avenue meets local road standards (prescriptive right of way exists at this time), a condition will be placed on the tentative parcel map that the property owner irrevocably offer five feet of right-of-way. The map will also be conditioned that any new structure remain outside of the ultimate right-of-way half-road width of 30 feet. Due to the limited nature of the request, an irrevocable offer of conveyance shall be prepared and shall be a condition of approval of this application.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Assembly Bill 52 (AB52) participating California Native American Tribes were notified of the subject application and given the opportunity to enter into consultation with the County on discussing the presence of tribal cultural resources on or near the project site. No participating California Native American Tribe expressed concern with the project proposal. Additionally, the subject parcel has historically been in agricultural use and has experienced ground disturbance resulting from the use. Furthermore, there is no development directly associated with the subject application. Therefore it can be seen that the project does not have an impact on tribal 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

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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:

The project proposes to create a 2.5-acre parcel from an existing 121.29-acre parcel. There is no development proposed with this project, and there is an existing home at the site of the proposed parcel. As there is no development directly involved with the subject application, the project will not require the relocation or construction of water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The subject site has been historically utilized for agricultural purposes. No change in water usage will occur. The project will not produce wastewater, therefore no impact will occur on capacity. Solid waste generation will not increase as a result of the project; therefore the project will comply with federal, state and local management and reduction statutes and regulation.

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

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- 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:

According to the 2007 Fresno County Fires Hazard Severity Zones in LRA Map by the California Department of Forestry and Fire Protection (Cal Fire), the project site is classified as a moderate fire hazard severity zone. There is no new development proposed, but if future development of the site were to occur, it would be subject to applicable fire and building code standards. The project will not result in adverse impacts associated with wildfires. The Fresno County Fire Protection District was given the opportunity to provide comments and did not identify any significant concerns.

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:

Based on the project scope, no proposal for new development associated with the application, and current agricultural use, the project does not have the potential to substantially degrade the quality of the environment or reduce the habitat of a fish or wildlife species.

- 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

There are no cumulatively considerable impacts identified from the analysis of the subject proposal.

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

FINDING: NO IMPACT:

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There were no identified environmental effects that could substantially cause adverse effects on human beings.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Pre-Application for Certificate of Compliance No. 3548, staff has concluded that the project will not a significant effect on the environment. It has been determined that there would be no impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Potential impacts related to Agricultural and Forestry Resources and Land Use and Planning have been determined to be less than significant.

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

DDR

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Dana T. Deming-Rogge 1/27/2023