ATTACHMENT A

Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES.

DATE: March 7, 2019

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12760 - INITIAL STUDY APPLICATION NO. 7402 and AMENDMENT APPLICATION NO. 3827

APPLICANT: Xin Ling Lao
OWNER: Central Valley Medical Services, LLC

REQUEST: Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to an R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings; one-family, two-family or multiple-family dwellings; ground floor only medical, dental, or professional office; and signs.

LOCATION: The project site is located on the south side of Shaw Avenue on the southeast corner of its intersection with Third Street, in the unincorporated community of Biola (SUP. DIST. 1) (APN 016-480-30).

PLANNING COMMISSION ACTION:

At its hearing of March 7, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Abrahamian and seconded by Commissioner Lawson to adopt the Mitigated Negative Declaration prepared for the project; find that the proposed rezone is consistent with the Biola Community Plan and the County General Plan (including the Housing Element) given the proposed rezone will reduce the Housing Element inventory of land for very low and low income housing, that the rezone meets findings A and B of Government Code Section 65863(b)(1); and recommend approval of Amendment Application No. 3827, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Abrahamian, Lawson, Burgess, Chatha, Delahay, Ede, Eubanks, Hill and Vallis
	No:	None
	Absent:	None
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: _____
William M. Kettler, Manager
Development Services and Capital Projects Division

WMK:ksn
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Attachments

EXHIBIT A

Initial Study Application No. 7402
Amendment Application No. 3827

Staff: The Fresno County Planning Commission considered the Staff Report dated March 7, 2019, and heard a summary presentation by staff.

Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The Biola community is medically underserved and the closest primary care medical clinic is a 15-20 minute drive from Biola.
- The applicant intends to build a 12,000 square-foot medical clinic with space for future dental and optometry services. This facility would be operated by a non-profit.
- The exterior will be professionally landscaped.

Others: No other individuals presented information in support of or in opposition to the application.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7402/Amendment Application No. 3827
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	**Impact**	**Mitigation Measure Language**	**Implementation Responsibility**	**Monitoring Responsibility**	**Time Span**
1.	Aesthetics	All outdoor lighting shall be hooded, directed, and permanently maintained as to not shine toward adjacent properties and public roads.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	During construction and operation
2.	Cultural Resources/ Geology and Soils/Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities related to this project, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities

Conditions of Approval	
1.	Prior to permitting, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. Direct access to an Arterial road is typically limited to one common point. On-site turnarounds shall be required, and any access driveway should be set back a minimum of 10 feet from the property line.

EXHIBIT B

2.	If not already present, 10-foot by 10-foot corner cutoffs shall be improved for sight distance purposes at any exiting driveways onto Shaw Avenue or Third Street. A 30-foot by 30-foot corner cutoff shall also be improved at the intersection of Shaw Avenue and Third Street.
3.	Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards. An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
4.	A grading permit or voucher is required for any grading that has been done without a permit or is proposed as a part of future development.
5.	The following Site Plan Review requirements shall apply: • Parking spaces shall be constructed in compliance with the County and the State Standards. • Per Fresno County Zoning Ordinance Section 832.5 L 1, one off-street loading space shall be provided. • A four-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards. • Proposed landscape improvements of 500 square feet or more shall require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) Unit for review and approval prior to the issuance of Building Permits. • Per Fresno County Zoning Ordinance Section 831.5 H, where an "R-P" lot sides or rears on another residential district, a solid masonry wall, not less than five feet nor more than six feet in height, shall be erected along said property line, if the R-P(c) parcel is developed with non-residential uses. • Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width, as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt. • Internal access roads shall comply with required widths by the Fire District for emergency apparatus. Specific development plans must be submitted for review by the Fire District prior to permitting. • No structure shall exceed twenty (20) feet in height, per Section 831.5 D of the Fresno County Zoning Ordinance. • A dust palliative shall be required on all parking and circulation areas. • All proposed signs must be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.
6.	Prior to permitting, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.
7.	The following waste-related regulations may apply: • AB 939 – Residential Recycling Services: All jurisdictions are required to provide accessible recycling programs to their residents, which includes consideration of the spacing necessary for placement of individual or community containers. • AB 341 – Mandatory Commercial Recycling Program (MCR): All businesses that generate four cubic yards or more of commercial

	solid waste per week, or multi-family residential dwellings of five units or more, shall make arrangements to establish a recycling program for the business. • AB 1826 – Mandatory Commercial Organics Recycling (MORe): Businesses that generate four cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services. • SB 1374 – Construction and Demolition Diversion Requirements, including Title 15 Building Standards code related to diversion requirements.
8.	Central Unified School District fees shall be collected at the time of development.

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RESOLUTION NO. 12760

ATTACHMENT "C"

ATTACHMENT
TO
AGENDA ITEM

FISCAL IMPACT STATEMENT

Initial Study Application No. 7402
Amendment Application No. 3827

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Initial Study Application	$ 3,901.00[1]
Amendment Application (AA)	$ 6,214.00[2]
Public Health Department Review:	$ 721.00[3]
Total Fees Collected	**$10,929.00**

[1] Includes project routing, coordination with reviewing agencies, preparation and incorporate analysis into Staff Report.
[2] Review and research, engaging with reviewing departments and multiple agencies, staff's analysis, Staff Report and Board Agenda Item preparation, public hearings before County Planning Commission and County Board of Supervisors.
[3] Review of proposal and associated environmental documents by the Department of Public Health, Environmental Health Division and provide comments.

ATTACHMENT B

County of Fresno

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

REVISED

Planning Commission Staff Report
Agenda Item No. 3
March 7, 2019

SUBJECT: **Initial Study Application No. 7402 and Amendment Application No. 3827**

Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to an R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings; one-family, two-family or multiple-family dwellings; ground floor only medical, dental, or professional office; and signs.

LOCATION: **The project site is located on the south side of Shaw Avenue on the southeast corner of its intersection with Third Street, in the unincorporated community of Biola (SUP. DIST. 1) (APN 016-480-30).**

OWNER: **Central Valley Medical Services, LLC**
APPLICANT: **Xin Ling Lao**

STAFF CONTACT: **Danielle Crider, Planner**
(559) 600-9669

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7402; and

- Recommend that the Board of Supervisors find that the proposed rezone is consistent with the County General Plan, including the Housing Element, and the Biola Community Plan. Although the proposed rezone will reduce the inventory of land identified in the Housing Element for development of housing for very low and low income population by one acre,

the proposal meets findings A and B of Government Code Sections 65863(b)(1) [Note that these findings are made based on the quantitative analysis discussed on pages six and seven of the staff report. The remaining unmet need for Fresno County's share of its Regional Housing Needs Allocation (RHNA) for the very low and low income population can be accommodated in the remaining capacity of inventory identified in the Housing Element.]; and

- Direct the Secretary to prepare a Resolution to forward Amendment Application (AA) No. 3827 to the Board of Supervisors with a recommendation of approval, subject to the Mitigation Measures and Condition of Approval listed in the Staff Report.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval, and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Uses Allowed Under Proposed R-P(c) Zoning
6. Uses Allowed in the R-2 Zone District
7. Summary of Initial Study Application No. 7402
8. Draft Mitigated Negative Declaration

SITE DEVELOPMENT, OPERATIONAL INFORMATION AND STANDARDS:

Site Development and Operational Information:

Criteria	Existing	Proposed
General Plan Designation	Medium-Density Residential in the County-adopted Biola Community Plan	No change
Zoning	R-2 (Low-Density Multi-Family Residential, 6,600 square-foot minimum parcel size)	R-P(c) (Residential and Professional Office, Conditional) Zone District limited to the uses listed in Exhibit 5
Parcel Size	1.00-acre parcel	No change
Structural Improvements	None	No change
Nearest Residence	Approximately 8 feet south and east of the subject parcel	No change

Criteria	Existing	Proposed
Surrounding Development	Multi-family residential, single-family residential, agricultural	No change
Operational Features	None	Dependent on future use
Employees	None	Dependent on future use
Customers	None	Dependent on future use
Traffic Trips	None	Dependent on future use
Lighting	None	Dependent on future use
Hours of Operation	None	Dependent on future use

Setback, Separation and Parking:

	Current Standard: R-2	Proposed Standard: R-P(c)	Is Standard Met (y/n)
Setbacks	Front: 15 feet Side: 5 feet Street side: 20 feet Rear: 20 feet	Front: 15 feet Side: 10 feet Street side: 20 feet Rear: 10 feet	Applied at the time of development
Parking	Residential: One covered parking space per dwelling unit	Residential: One covered parking space per dwelling unit Non-Residential: One parking space per 225 square feet of gross floor area, unless otherwise specified in Section 855-I of the Zoning Ordinance (determined through Site Plan Review)	Applied at the time of development
Lot Coverage	50% maximum coverage	50% maximum coverage	Applied at the time of development
Separation between Buildings	10 feet or greater (depending on specific development)	Residential: Standards are the same for R-P and R-2 Non-Residential: No requirement for non-	Applied at the time of development

	Current Standard: R-2	Proposed Standard: R-P(c)	Is Standard Met (y/n)
		residential development	
Wall Requirements	No requirements	If developed with a non-residential use, a solid masonry wall of 5-6 feet must be built along the property lines that abut residential zone districts.	A 7-foot-tall masonry wall was built along the eastern edge of the parcel, and this was allowed by Variance (VA) No. 3810. The 6-foot-tall wooden fence along the southern edge of the parcel must be replaced with a 5-6-foot-tall masonry wall at the time of development.
Septic Replacement Area/Water Well Separation	This parcel will receive water and sewer services from the Biola Community Service District.		

Circulation and Traffic:

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	W. Shaw Avenue N. Third Street	No change
Direct Access to Public Road	Yes	W. Shaw Avenue N. Third Street	No change
Road Average Daily Traffic (ADT)		W. Shaw Avenue: 3,400 ADT N. Third Street: 400 ADT	Dependent on future use
Road Classification		W. Shaw Avenue: Arterial N. Third Street: Local	No change
Road Width		W. Shaw Avenue: 32.6 feet N. Third Street: 22.3 feet	No change
Road Surface		W. Shaw Avenue: Paved N. Third Street: Paved	No change
Traffic Trips		None	Dependent on future use

		Existing Conditions	Proposed Operation
Traffic Impact Study (TIS) Prepared	No	N/A	Staff determined that a TIS was not warranted based on the limited new uses proposed.
Road Improvements Required		N/A	None

Surrounding Properties:

	Size:	Use:	Zoning:	Nearest* Residence:
North	38.2 acres	Vineyard/Single-Family Residence	AE-20	860 feet
South/East	4.83 acres	Multi-Family Residential	R-2	8 feet
West	34 acres	Field Crop/Single-Family Residence	AL-20	95 feet

*As measured from the nearest property line

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for this proposal by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. The IS was updated to clarify staff's analysis and incorporate information provided by interested agencies.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: January 18, 2019.

PUBLIC NOTICE:

Notices were sent to 153 property owners within a quarter mile of the subject parcel, exceeding the minimum notification requirement prescribed by the California Government Code and County Zoning Ordinance.

Note that the Board of Supervisors' hearing for this item will be scheduled and noticed following the Planning Commission's recommendation.

PROCEDURAL CONSIDERATIONS:

A rezoning (Amendment Application) is a legislative act requiring action by the Board of Supervisors. A decision by the Planning Commission in support of a rezone request is an advisory action and requires an affirmative vote of the majority of its total membership. A recommendation for approval is then forwarded to the Board of Supervisors for final action. A Planning Commission decision to deny a rezoning, however, is final unless appealed to the Board of

Supervisors.

BACKGROUND INFORMATION:

According to County records, the 1.00-acre subject parcel was the northwest corner of a 17.15-acre parcel zoned AL-20 (Limited Agricultural) on October 18, 1977 by AA No. 2971, which adjusted zone districts throughout the community of Biola to match the County-adopted Biola Community Plan (1976). On March 15, 2005, this 17.15-acre parcel was divided into a 1.00-acre parcel (the subject parcel), a 4.84-acre parcel, and 63 residential lots with a minimum parcel size of 5,000 square-feet. At that time, the subject parcel was also rezoned to the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District. The 4.84-acre parcel has been developed with multi-family housing since then, and the remaining land has been developed with single-family residences.

If the subject application is approved, the following by-right uses would be allowed on the property: dental, medical, or professional office; and a sign. Additionally, multi-family or single-family residential development, which are already allowed on site, would continue to be allowed.

ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY:

Consistency with the Housing Element

The 1.00-acre subject parcel is zoned R-2 and is identified in the County's General Plan Housing Element Vacant Land Inventory as vacant land, which can accommodate Fresno County's share of the Regional Housing Needs Allocation (RHNA) for low and very low income households. Development of the subject one-acre lot, according to the R-2 Zone development standards, can accommodate approximately 14 residential units for low and very low income households. As a result of the proposed rezone, the number of units identified in the housing element vacant land inventory for very low and low income households will be reduced by 14 units.

Per Government Code Section 65863(b)(1), if a city or a county allows development of a parcel with fewer residential units by income category than identified in the jurisdiction's Housing Element for said parcel, the city or county shall make the following written findings, supported by evidence:

A) The reduction is consistent with the adopted General Plan, including the Housing Element; and
B) The remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the jurisdiction's share of the RHNA pursuant to Government Code Section 65584. This finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the RHNA at each income level and the remaining capacity of inventory identified in the Housing Element to accommodate that need by income level.

The proposed rezone application, to change the zoning of a 1.00-acre parcel from the R-2 Zone District to an R-P(c) (Residential and Professional Office, Conditional) Zone District, does allow the parcel to be developed into a non-residential use. However, the proposed rezone project is consistent with the Fresno County General Plan because the remaining units included in the Housing Element's vacant land inventory for very low and low income households can accommodate the County's remaining fifth-cycle RHNA obligation for very low and low income population. As shown in Table A, the Fifth-Cycle RHNA for Fresno County consisted of 460

units for Very Low, 527 unit for Low, 589 units for Moderate, and 1,146 units for Above Moderate income population. After accounting for the number of units for which permits have been issued during the Fifth-Cycle RHNA (up to December 31, 2017), the County still has a surplus inventory capacity for various income categories as follows: 1,161 units in Very Low Income (VLI) and Low Income (LI) categories, 3,045 units in Moderate Income (M) category and 7,498 units in Above Moderate (AM) category.

As shown in Table A, the County has 1,161 units surplus capacity in very low and low income categories. With the approval of the proposed rezone, this surplus will be reduce by 14 units to 1,147 surplus units. This analysis shows that the remaining unmet share of Fresno County's RHNA obligation for very low and low income households can still be accommodated.

TABLE A - ANALYSIS OF REMAINING FIFTH-CYCLE RHNA OBLIGATION

	Units by Income Level				
	Very Low Income	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total Units**
County's Fifth-Cycle RHNA allocations	460	527	589	1,146	2,722
Units reported built or under construction during the fifth-cycle RHNA (as of the end of December 2017)	12	26	261	689	988
Remaining RHNA allocations	949		328	457	1,734
Capacity on Vacant Sites identified for the fifth-cycle period	2,110		3,373	7,955	13,438
Current surplus capacity on vacant sites	**1,161**		**3,045**	**7,498**	**11,704**

Consistency with the General Plan Designation

The subject parcel is located within the unincorporated community of Biola. The County-adopted Biola Community Plan indicates that the subject parcel is designated for Medium-Density Residential Reserve. Medium-Density Residential is conditionally compatible with the R-P Zone District, meaning that certain types of R-P development may not fit within the intended development of the Medium-Density Residential designation. The R-2 Zone District has a maximum density of one dwelling unit per 2,400 square feet of lot area, and the R-P Zone District allows the same residential density.

The Reserve designation on the subject parcel indicates that it is intended for future urban use, but that this urban development should not occur until the land is annexed into the Biola Community Services District (Biola Community Plan). The subject parcel will be served by the Biola Community Services District, so this standard will be met.

Reviewing Agency/Department Comments:

Development Engineering Section of the Fresno County Department of Public Works and Planning: Shaw Avenue is classified as an Arterial road with an existing right-of-way width of 30 feet south of the section line, per Plat Book. The minimum width for an Arterial road right-of-way south of the section line is 53 feet. *Note: The remaining 13 feet was irrevocably offered as a*

Condition of Approval for Tentative Tract (TT) No. 5322, and all setbacks are based off of the ultimate right-of-way.

Shaw Avenue is a County-maintained road. Records indicate this section of Shaw Avenue, from Biola (South) Avenue to Third Street, has an ADT of 3,400, pavement width of 32.6 feet, structural section of 0.3 feet AC, 0.35 feet AB, and is in excellent condition.

Third Street is classified as a Local road with an existing 30-foot right-of-way east of the centerline along the parcel frontage, per Plat Book. The minimum width for a Local road right-of-way east of the centerline is 30 feet.

Third Street is a County-maintained road. Records indicate this section of Third Street, from D Street to Shaw Avenue, has an ADT of 400, pavement width of 22.3 feet, structural section of 0.15 feet AC, and is in very good condition.

Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. Direct access to an Arterial road is typically limited to one common point. On-site turnarounds shall be required, and any access driveway should be set back a minimum of 10 feet from the property line. **This comment shall be included as a Project Note.**

If not already present, 10-foot by 10-foot corner cutoffs shall be improved for sight distance purposes at any exiting driveways onto Shaw Avenue or Third Street. A 30-foot by 30-foot corner cutoff shall also be improved at the intersection of Shaw Avenue and Third Street. **This comment shall be included as a Project Note.**

According to FEMA FIRM Panel 1525H, the subject property is not subject to flooding from the 100-year storm.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or running through the parcel.

Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County standards. An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. **This shall be included as a Project Note, and will be determined through Site Plan Review when specific development is proposed.**

A grading permit or voucher is required for any grading that has been done without a permit or is proposed as a part of future development. **This comment shall be included as a Project Note.**

Site Plan Review Section of the Fresno County Department of Public Works and Planning: **The following shall be included as Project Notes:** Parking spaces shall be constructed in compliance with County and state standards.

Per Fresno County Zoning Ordinance Section 832.5 L 1, one off-street loading space shall be provided.

A four-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards.

Proposed landscape improvements of 500 square feet or more shall require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) Unit for review and approval prior to the issuance of Building Permits.

Per Fresno County Zoning Ordinance Section 831.5 H, where an "R-P" lot sides or rears on another residential district, a solid masonry wall, not less than five feet nor more than six feet in height, shall be erected along said property line, if the R-P(c) parcel is developed with non-residential uses.

Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width, as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt.

Internal access roads shall comply with required widths by the Fire District for emergency apparatus. Specific development plans must be submitted for review by the Fire District prior to permitting.

No structure shall exceed twenty (20) feet in height; per Section 831.5 D of the Fresno County Zoning Ordinance.

A dust palliative shall be required on all parking and circulation areas.

Outdoor lighting shall be hooded and directed away from adjoining streets and properties. *This has been required as a Mitigation Measure.*

All proposed signs must be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Prior to permitting, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting. **This comment shall be included as a Condition of Approval.**

Resources Division of the Fresno County Department of Public Works and Planning: **The following regulations may apply, and shall be included as Project Notes:**

AB 939 – Residential Recycling Services: All jurisdictions are required to provide accessible recycling programs to their residents, which includes consideration of the spacing necessary for placement of individual or community containers.

AB 341 – Mandatory Commercial Recycling Program (MCR): All businesses that generate four cubic yards or more of commercial solid waste per week, or multi-family residential dwellings of five units or more, shall make arrangements to establish a recycling program for the business.

AB 1826 – Mandatory Commercial Organics Recycling (MORe): Businesses that generate four cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services.

SB 1374 – Construction and Demolition Diversion Requirements, including Title 15 Building Standards code related to diversion requirements.

Historic Council: No impact. If upon construction and digging there are any archaeological findings, they should not be disturbed. *Note: this has been required as a Mitigation Measure.*

Design Division of the Fresno County Department of Public Works and Planning: The new proposed uses are limited traffic generators and a Traffic Impact Study is not required.

Caltrans: Considering that the intersection of SR 145/Shaw Avenue is approximately 2 miles from the project site and that the proposed use is a low-trip generator, we have no concerns with the proposed rezone.

Fresno Irrigation District (FID): FID does not own, operate, or maintain any facility located on the subject property.

Central Unified: Development fees will be collected at the time of development. **This comment shall be included as a Project Note.**

Building and Safety Unit of the Fresno County Department of Public Works and Planning: All new construction must meet current ADA Code requirements.

If approved, plans, permits, and inspections will be required.

Analysis:

As discussed above, this project is consistent with the General Plan and County-adopted Biola Community Plan. Additionally, impacts to surrounding properties, such as noise or air pollution, were considered during the preparation of Initial Study No. 7402 (Exhibit 7). A Traffic Impact Study was not prepared for this project due to the fact that the proposed new uses are low-traffic generators, and because of the project's location on appropriately-sized and maintained roads.

In 2005, Amendment Application (AA) No. 3738, Conditional Use Permit (CUP) No. 3104, Variance (VA) No. 3810, and Tentative Tract (TT) No. 5322 were approved, authorizing rezoning, parcelization, a waiver of property development standards, and a wall that exceeds maximum allowable wall height. The Conditions of Approval for the tentative tract were fulfilled prior to final mapping approval, and the CUP and VA are no longer applicable to the undeveloped 1.00-acre parcel due to their time limitations.

Based on the above information, and with adherence to the Mitigation Measures, Conditions of Approval and Project Notes, staff believes that the proposed rezone will not have an adverse impact on surrounding properties, and that it is consistent with the General Plan and the County-adopted Biola Community Plan.

Recommended Conditions of Approval:

See Mitigation Measures, recommended Conditions of Approval and Project Notes attached as Exhibit 1.

PUBLIC COMMENT:

None.

CONCLUSION:

Staff believes that the proposed rezone from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to an R-P(c) (Residential and Professional Office, Conditional) Zone District is consistent with the Fresno County General Plan, including the Housing Element, and County-adopted Biola Community Plan, and recommends approval of Amendment Application No. 3827, subject to the Mitigation Measures, Conditions of Approval and Project Notes identified in the Staff Report.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7402; and

- Recommend that the Board of Supervisors find that the proposed rezone is consistent with the County General Plan, including the Housing Element, and the Biola Community Plan. Although the proposed rezone will reduce the inventory of land identified in the Housing Element for development of housing for very low and low income population by one acre, the proposal meets findings A and B of Government Code Sections 65863(b)(1). Note that these findings are made based on the quantitative analysis discussed on pages six and seven of the staff report. The remaining unmet need for Fresno County's share of its Regional Housing Needs Allocation (RHNA) for the very low and low income population can be accommodated in the remaining capacity of inventory identified in the Housing Element.

- Direct the Secretary to prepare a Resolution to forward Amendment Application (AA) No. 3827 to the Board of Supervisors with a recommendation of approval, subject to the Mitigation Measures and Conditions of Approval listed in the Staff Report.

Alternative Motion (Denial Action)

- Determine that the proposed rezoning of the one-acre parcel from the R-2 (Low-Density Multi-Family Residential, 6,600 square-foot minimum parcel size) Zone District to an R-P(c) (Residential and Professional Office, Conditional) Zone District is not consistent with the General Plan and County-adopted Biola Community Plan (state reasons); and

- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7402/Amendment Application No. 3827
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	**Impact**	**Mitigation Measure Language**	**Implementation Responsibility**	**Monitoring Responsibility**	**Time Span**
1.	Aesthetics	All outdoor lighting shall be hooded, directed, and permanently maintained as to not shine toward adjacent properties and public roads.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	During construction and operation
2.	Cultural Resources/ Geology and Soils/Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities related to this project, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities

Conditions of Approval	
1.	Prior to permitting, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. Direct access to an Arterial road is typically limited to one common point. On-site turnarounds shall be required, and any access driveway should be set back a minimum of 10 feet from the property line.

EXHIBIT 1

2.	If not already present, 10-foot by 10-foot corner cutoffs shall be improved for sight distance purposes at any exiting driveways onto Shaw Avenue or Third Street. A 30-foot by 30-foot corner cutoff shall also be improved at the intersection of Shaw Avenue and Third Street.
3.	Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards. An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties.
4.	A grading permit or voucher is required for any grading that has been done without a permit or is proposed as a part of future development.
5.	The following Site Plan Review requirements shall apply: • Parking spaces shall be constructed in compliance with the County and the State Standards. • Per Fresno County Zoning Ordinance Section 832.5 L 1, one off-street loading space shall be provided. • A four-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards. • Proposed landscape improvements of 500 square feet or more shall require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) Unit for review and approval prior to the issuance of Building Permits. • Per Fresno County Zoning Ordinance Section 831.5 H, where an "R-P" lot sides or rears on another residential district, a solid masonry wall, not less than five feet nor more than six feet in height, shall be erected along said property line, if the R-P(c) parcel is developed with non-residential uses. • Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width, as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt. • Internal access roads shall comply with required widths by the Fire District for emergency apparatus. Specific development plans must be submitted for review by the Fire District prior to permitting. • No structure shall exceed twenty (20) feet in height, per Section 831.5 D of the Fresno County Zoning Ordinance. • A dust palliative shall be required on all parking and circulation areas. • All proposed signs must be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.
6.	Prior to permitting, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.
7.	The following waste-related regulations may apply: • AB 939 – Residential Recycling Services: All jurisdictions are required to provide accessible recycling programs to their residents, which includes consideration of the spacing necessary for placement of individual or community containers. • AB 341 – Mandatory Commercial Recycling Program (MCR): All businesses that generate four cubic yards or more of commercial

	solid waste per week, or multi-family residential dwellings of five units or more, shall make arrangements to establish a recycling program for the business. • AB 1826 – Mandatory Commercial Organics Recycling (MORe): Businesses that generate four cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services. • SB 1374 – Construction and Demolition Diversion Requirements, including Title 15 Building Standards code related to diversion requirements.
8.	Central Unified School District fees shall be collected at the time of development.

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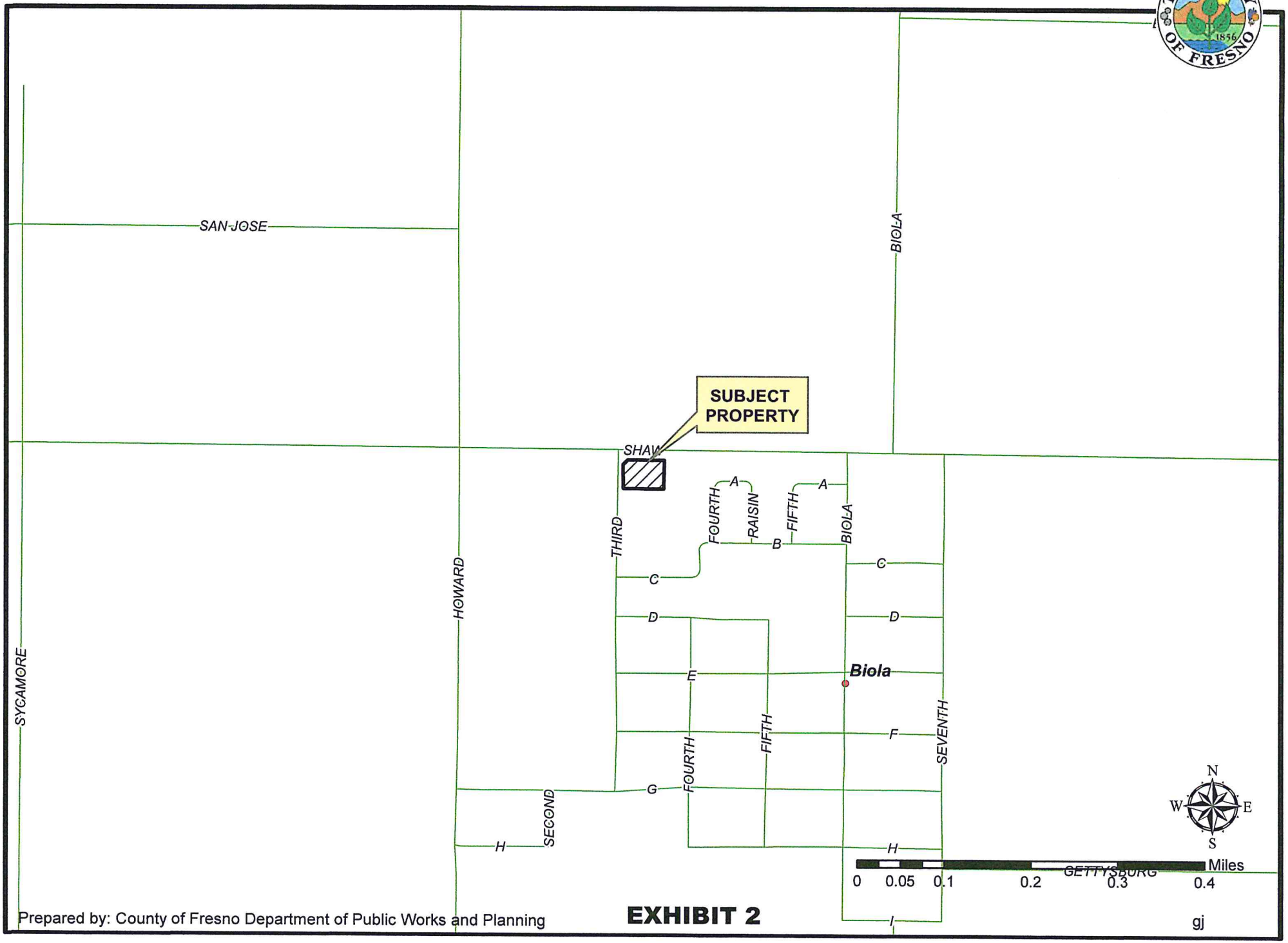
AA 3287

LOCATION MAP



Prepared by: County of Fresno Department of Public Works and Planning

EXHIBIT 2

gj

AA 3827
STR 16 - 13/18

EXISTING ZONING MAP

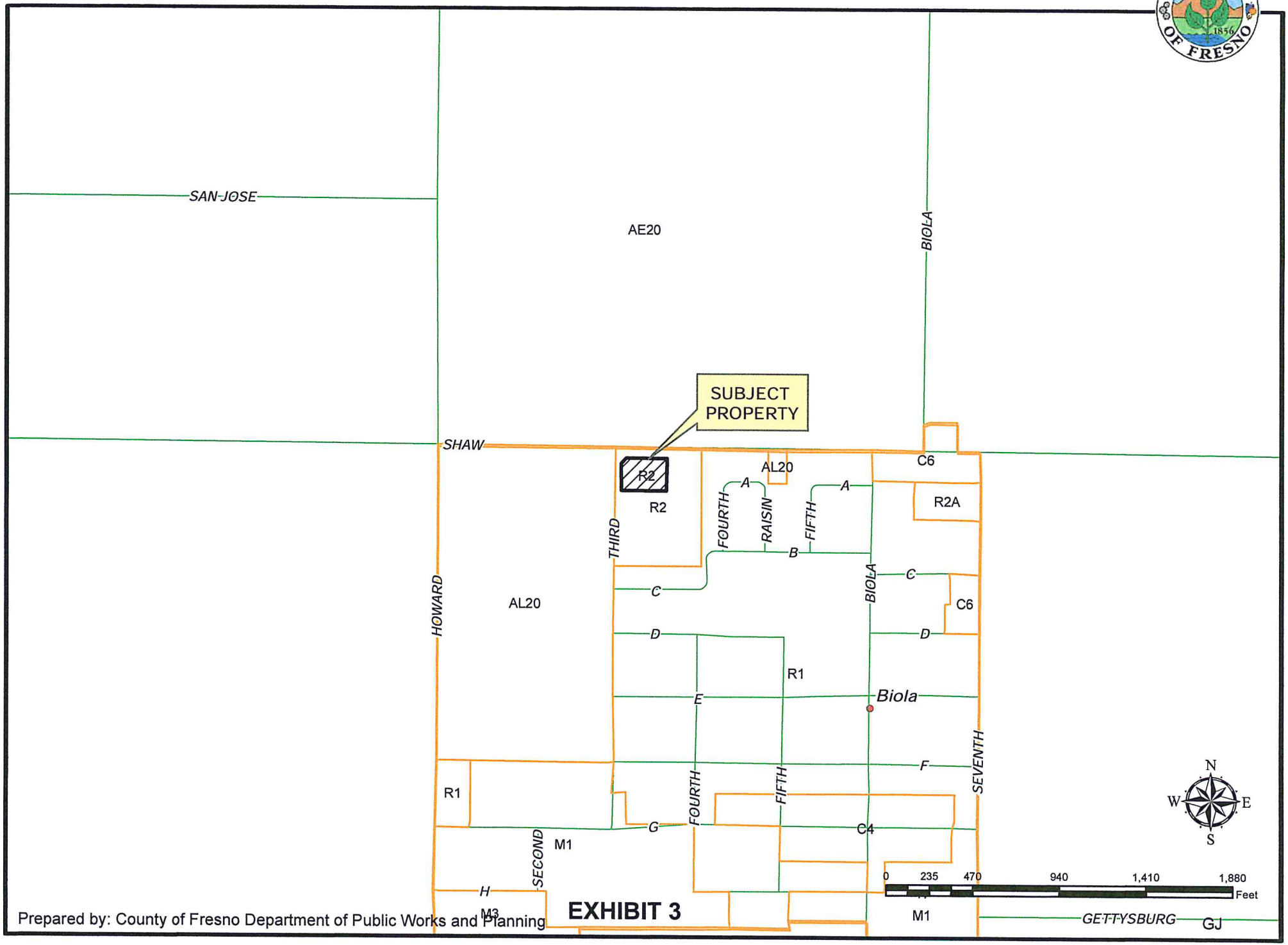
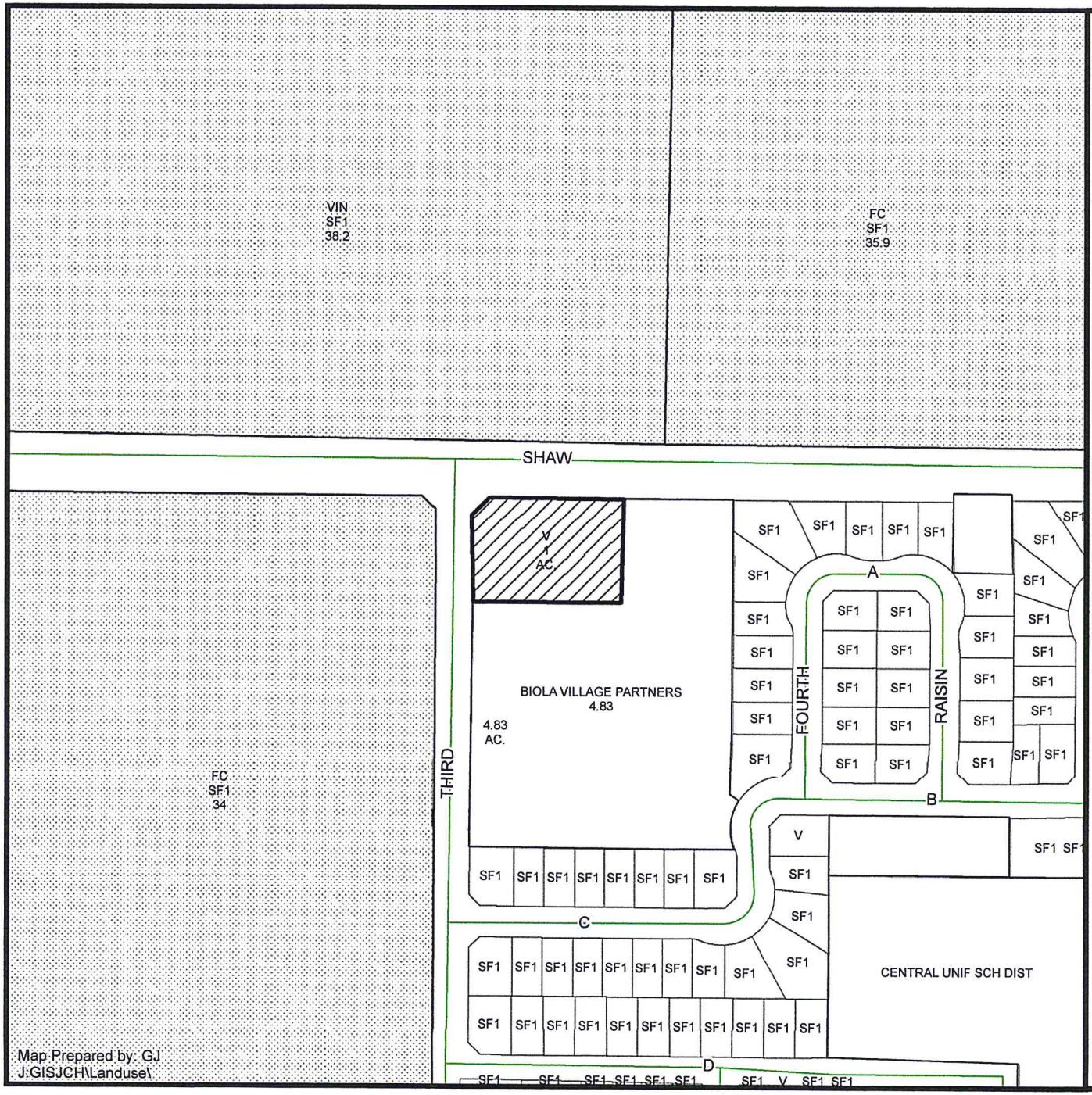


EXHIBIT 3

Prepared by: County of Fresno Department of Public Works and Planning

AA 3827

EXISTING LAND USE MAP



LEGEND
C# - COMMERCIAL
CHU - CHURCH
FC - FIELD CROP
SF# - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

LEGEND:

Subject Property

Ag Contract Land

N W E S

0 62.5 125 250 375 500 Feet

Department of Public Works and Planning
Development Sevices Division

EXHIBIT 4

Exhibit 5

Uses Allowed Under Proposed R-P(c) Zoning

1. Existing residential buildings
2. One family, two family or multiple family dwellings. When more than one single family residence is placed on a lot, the provisions of Section 831.6 shall apply
3. Office on ground floor only. There shall be no retail sales, storage of stock in trade and storage of equipment not used exclusively in said offices:
    a. Medical and dental
    b. Professional, other than veterinarian
4. Signs, subject to provisions of Section 831.5-K

Exhibit 6

Uses Allowed in the R-2 Zone District

1. Those uses permitted in the R-1 District, Section 826.1 shall apply.
    a. One family dwelling units, not more than one (1) dwelling per lot.
    b. Accessory buildings, including garages.
    c. Private greenhouses and horticultural collections, flower and vegetable gardens.
    d. Home Occupations, Class I, in conjunction with a detached single family residential unit, subject to the provisions of section 855-N. (Amended by Ord. T-288 adopted 2-25-86)
    e. Signs, subject to the provisions of Section 826.5-K.
    f. House trailer parking, subject to the provision of Section 855-I.1.f.
    g. Temporary tract offices and model homes, in the tract being developed.
    h. Day nursery - small
2. Accessory buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of business.
3. Food, drink and cigarette vending machines, providing the machines are located within the main structures and their use is intended primarily for persons resident upon the premises.
4. One-family or multiple family dwellings. When more than one (1) single family residence is placed on a lot, the provisions of Section 827.6 shall apply.

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Central Valley Medical Services, LLC/Xin Ling Lao

APPLICATION NOS.: Initial Study Application No. 7402 and Amendment Application No. 3827

DESCRIPTION: Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs.

LOCATION: The project site is located on the south side of Shaw Avenue on the southeast corner of its intersection with Third Street, in the unincorporated community of Biola (SUP. DIST. 1) (APN 016-480-30).

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 point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: NO IMPACT:

The project site is located on the edge of a small community, bordering both on productive agricultural land and densely developed housing. There are no scenic vistas, scenic highways (Caltrans), historic buildings (SSJVIC), or other scenic resources that will be impacted by the proposed project. Additionally, development of the same lot

coverage and height is already allowed on the subject parcel; this project simply expands the uses allowed on site. No specific development is being authorized at this time, but this rezone application will have no impact on scenic resources at the time the parcel is developed.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The existing R-2 (Low-Density Multiple-Family Residential) Zone District of the subject parcel allows development with the potential to cause light and glare impacts, and this will not change with the proposed zone change. The maximum building height and lot coverage will remain the same. To ensure that surrounding properties are not negatively impacted by light pollution from any future development, the following Mitigation Measure shall be required.

*** *Mitigation Measure(s)***

1. *All outdoor lighting shall be hooded, directed, and permanently maintained as to not shine toward adjacent properties and public roads.*

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

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

FINDING: NO IMPACT:

The property is not subject to a Williamson Act Contract, and is currently zoned for a non-agricultural use: R-2 (Low-Density Multi-Family Residential, 6,600 square-foot minimum parcel size). According to the Department of Conservation's Important Farmland Map (2014) the subject parcel is designated as "Urban and Built Up Land." No farmland will be directly impacted by the proposed project.

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 project is not in a forested area, and will not lead to the 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 forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is located directly across Third Street and Shaw Avenue from actively-cultivated agricultural parcels. The existing roadways will serve as a buffer between the agricultural and non-agricultural uses. Development of similar uses and with similar development restrictions is already allowed on the subject parcel. Allowing a sign and a small, ground-floor, professional or medical office in addition to multi- or single-family housing will not lead to large-scale development projects that could remove farmland in the area, nor will it create new pest management or traffic impacts.

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. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County is a non-attainment area for PM-10, PM-2.5, and ozone. Construction activities, increased traffic trips, and day-to-day energy use at a professional office or housing development in this location ~~could~~ **will** contribute to an increase in criteria pollutants. However, no new housing uses will be allowed with the rezoning of the parcel, and any potential future development is limited by the 1-acre parcel size, the 20-foot height restriction, the 50% lot coverage requirement, and restrictions on the office uses. Additionally, all future development that could occur on the subject parcel as a result of the proposed rezoning will be subject to the oversight of the San Joaquin Valley Air Pollution Control District (SJVAPCD)**, according to state law**. **If future development meet or exceeds any of the following thresholds, District Rule 9510**

(Indirect Source Review) would apply: 50 dwelling units, 2,000 square-feet of commercial space, 25,000 square-feet of light industrial space, 100,000 square-feet of heavy industrial space, 20,000 square-feet of medical office space, 39,000 square-feet of general office space, 9,000 square-feet of educational space, 10,000 square-feet of government space, 20,000 square-feet of recreational space, or 9,000 square-feet of space not otherwise identified. If the parcel is developed into multi-family housing, it will be limited to 18 residential units in accordance with the R-P Zone District development standards. Commercial, light industrial, heavy industrial, educational, and recreational space will not be allowed as a result of the proposed project. ~~A small medical office, for example, would only be subject to Indirect Source Review (District Rule 9510) if a future facility exceeded 20,000 square feet of medical office space. If this is the case~~ When future development occurs, ~~Indirect Source Review (ISR) would~~ **an Air Impact Assessment (AIA) will** be required prior to the acquisition of building permits **if these thresholds are met**. **This process produces project-specific measures that must be followed to ensure a less than significant impact on air quality. Additional Air District rules or oversight could also be required depending on the nature of the development.** Otherwise, it can be determined that the use will produce less than two tons of NOx per year and less than two tons of PM 10 per year, and would therefore have a less than significant effect on air quality **or long-term air quality goals**. ~~The ISR process produces project-specific measures that must be followed to ensure a less than significant impact on air quality. Therefore, project oversight by SJVAPCD, that is dictated by California state law, will ensure that the rezoning of the subject parcel does not impact any long-term air quality goals.~~

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

There are no sensitive receptors near the project site (SJVAPCD).

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

FINDING: NO IMPACT:

The project will not produce other emissions, such as odors, that would adversely affect a substantial number of people. Only unobtrusive uses that are compatible with residential development are allowed in the R-P (Residential and Professional Office) Zone District.

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The California Department of Fish and Wildlife (CDFW) reviewed and commented on the proposed project and expressed no concerns regarding its potential to impact special-status species. The rezoning of the subject parcel will not allow development where development was otherwise not allowed; it will simply authorize a different type of development. Any impacts to potentially present special-status species, such as lights, ground disturbance, traffic, and other construction-related activities, are already allowed by right under the current R-2 (Low-Density Multi-Family Residential, 6,600 square-foot minimum parcel size) Zone District. Allowing the property to be developed in the future as a small professional office, or as residential development, will not put any special-status species at a greater risk of being impacted.

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

FINDING: NO IMPACT:

The nearest riparian habitat is approximately 0.5 mile north of the project site, along the banks of the San Joaquin River (Chico Research Foundation). The future development of a small office or housing on the subject one-acre parcel will not impact this riparian habitat. It also will not conflict with any local plans or policies. There are no sensitive natural communities located in the area.

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:

The only wetland in the project vicinity is a seasonally flooded man-made canal that runs approximately 55 feet north of the project site on the north side of Shaw Avenue. This canal will not be directly impacted during any potential future development of the subject parcel because of the physical separation.

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:

The project will not allow any uses which could further inhibit the movement of any fish or wildlife species. Site development is already allowed by right under the current zone

district, and the parcel is not located on or adjacent to any waterways or special wildlife corridors.

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:

There are no conservation plans that apply to the area, and the project will not conflict with any relevant local or regional conservation policies.

V. CULTURAL RESOURCES

Would the project:

A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or

B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or

C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Dumna Wo Wah Tribal Government requested consultation on this project on December 17, 2017. The County made an effort to work with the Tribal Government on the matter, however, the tribe did not respond to our correspondence. The project was sent to the Southern San Joaquin Valley Information Center (SSJVIC) and it was determined that the project had been surveyed by a qualified cultural resource consultant, and that there are no known cultural resources identified on the project site. Additionally, there are no structures present on site that could have historic significance, and there are no known historic resources in the area which could be indirectly impacted. To ensure that no resources are negatively impacted during ground disturbance, adherence to the following mitigation measure will be required.

*** *Mitigation Measure(s)***

1. *In the event that cultural resources are unearthed during ground-disturbing activities related to this project, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All*

normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

VI. ENERGY

Would the project:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No development is being approved at this time. The only uses that will be allowed by right, if the rezone application is approved, are single-family and multi-family housing, a sign, and a small medical, dental, or professional office. These operations will be subject to the standards set forth by the San Joaquin Air Pollution Control District, and typically these uses are not unnecessarily wasteful or inefficient. The project does not conflict with any energy-related polices.

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?

FINDING: NO IMPACT:

The proposed project would allow the development of a small office or low-density housing on the subject parcel. It will not change the probability of these natural disasters occurring in the vicinity or their ability to inflict adverse effects. The project is not in an area of steep slopes, and the peak horizontal ground acceleration is estimated to be 0-20% during any seismic activity (Fresno County General Plan Background Report [FCGPBR]). It is not located near a fault line. Low-density, single- and multi-family

housing is already allowed in the R-2 Zone District, therefore risk of loss, injury, or death will remain the same.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The parcel is currently zoned R-2 (Low-Density Multi-Family Residential), which allows substantial ground disturbance and development by right; this will remain the same if the project is approved. The parcel is located in a flat area, and any substantial grading activities that could increase risk of erosion or top soil loss will require grading permits.

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:

The project is not located in an area of expansive soils or steep slopes (FCGPBR).

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

FINDING: NO IMPACT:

The parcel will be served by the Biola Community Service District, which includes sewer services.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As discussed in the Cultural Resources section, it is not anticipated that paleontological resources will be encountered or damaged during the development of this parcel. A Mitigation Measure will ensure that if resources are discovered, construction ceases and the proper entities are notified. See Mitigation Measure 1, Section V. C.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project does not permit any specific development; it simply changes the uses allowed by right on the subject property. In addition to low-density, multi-family residential (R-2), a small office and sign would now be allowed. As discussed in the Air Quality section, an ISR (Indirect Source Review) could be required for future development at the time of permitting if the development meets certain thresholds. If these thresholds are not met, it can be assumed that the project will not have a significant impact on greenhouse gas emissions (specifically that it will produce less than two tons of NOx per year). The San Joaquin Air Pollution Control District's regulation ensures a less than significant impact for future by-right development on the project site.

VIII. 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 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located approximately 570 feet north of Biola-Pershing Elementary School and approximately one half-mile from two toxic release sites (TRI), Actagro LLC and Sealed Air Corporation. Both facilities are currently in compliance with the relevant regulatory bodies. Rezoning the subject property does not authorize any development; it simply expands the uses allowed on the property. These new uses include a ground-floor medical, dental, or professional office, and signs. Small quantities of hazardous materials could be used on site or transported as a part of these uses. However, there is extensive regulation in place which will require the proper storage, inspection, and reporting of any hazardous materials that could be used on the project site as a part of the proposed land uses.

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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The nearest public airport, Sierra Sky Park, is approximately eight miles northeast of the project site, and there are no private airstrips within the project's vicinity.

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: LESS THAN SIGNIFICANT IMPACT:

The proposed project does not authorize any new development at this time. The North Central Fire Department will review all building plans prior to permitting to ensure that there are no fire safety concerns. This project is located in a Local Responsibility Area, hazard class Non-Wildland/Non-Urban. The Sheriff's Office reviewed the project and has no concerns with the proposal.

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; or

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

1. Result in substantial erosion or siltation on or off site; or

2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or

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

4. Impede or redirect flood flows; or

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Rezoning the subject parcel does not authorize any new development; it only expands the future uses allowed on site. When a specific project is proposed, the plans will be reviewed by County staff to ensure that grading activities and project design do not lead to water quality impacts or flooding. The proposed zone district (R-P) limits lot coverage by buildings and structures to 50% of the total lot area, the same limitation set forth by the current (R-2) zone district. The project is in a relatively flat area, and is not located in a FEMA flood zone. There are no seasonal streams running through the subject parcel (USFW, Wetlands Mapper), and it is not in a tsunami or seiche zone. The proposed new uses include a medical, dental, or professional office and a sign. Multi-family and single-family residential uses are already allowed, and will continue to be allowed. It is unlikely that the proposed uses would create more polluted or poorer quality runoff than the existing allowable uses on the subject parcel.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is located on the northwestern corner of the unincorporated community of Biola on an undeveloped parcel. The development of new housing or a small neighborhood office would not create a barrier; it would be developed at a similar density and height to the existing structures, and it would expand the community.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezone would change a one-acre parcel from the R-2 (Low-Density Multiple-Family Residential) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District, limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs. Due to lack of R-3 and R-4 Zone Districts in the County, which allow for higher density multi-family housing developments, all parcels that are zoned R-2 or

that would otherwise allow development of multi-family residential units have been identified in the vacant land inventory of our Fifth-Cycle Housing Element update of the General Plan to accommodate the County's share of Regional Housing Needs Allocation (RHNA) assigned ~~to Fresno County~~ by the State. According to Program 4 of the Housing Element "Monitoring of Residential Capacity (No Net Loss)," ~~if~~ **when** a site is targeted for rezone and will result in **the** reduction of **undeveloped land** inventory ~~in~~**that could be developed in a manner which would increase housing in** the Low- and Very-Low Income categories, a site of equal acreage must be re-designated and rezoned to replace the parcel which will be removed from the inventory. In this circumstance, rezoning the one-acre subject parcel will reduce the acreage of R-2 zoned land, but the development of multi-family housing for low- and very-low income individuals would still be possible on this parcel. **Additionally, when considering the worst case scenario for housing resources in regards to the subject parcel, which would be the development of no housing onsite, the amount of undeveloped land in the County that is appropriately zoned for low- and very low-income housing is only reduced by one acre. Even in this case, the amount of land that could potentially meet the County's housing needs exceeds the minimum number of acres required to meet these needs.** Therefore, ~~the County will not request that a site of equal acreage be rezoned to R-2 and effectively replace the subject parcel~~ **no additional mitigation is required to ensure that this project is in conformance with the County's General Plan and Housing Element.**

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: LESS THAN SIGNIFICANT IMPACT:

There are known sand and gravel resources nearby, associated with the San Joaquin River (FCGPBR). However, the project site is not on the river, and the development of any of the proposed uses would not inhibit the mining of these resources.

XIII. NOISE

Would the project result in:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed rezoning of the one-acre property does not authorize any specific development; it simply expands the existing allowed uses to include a small, ground-floor medical, dental or professional office and a sign. The construction and operation of a small office will not result in more noise or vibration than single- or multi-family housing development, which is already allowed on the site. The most likely source of noise would be from customer and employee cars. The Fresno County Noise Ordinance will still apply.

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 nearest public airport, Sierra Sky Park, is approximately eight miles northeast of the project site, and there are no private airstrips within the project's vicinity.

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)?

FINDING: NO IMPACT:

No new housing development or road improvements are proposed at this time. The development of single- or multi-family housing is already allowed on the site, and the project seeks to add a small medical, dental, or professional office, and a business sign to these allowed uses. The rezoning of this parcel will not change the development requirements for any housing, so the potential quantity of housing that could be developed on this site will not change.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The site is undeveloped, so there is no housing on site that could be displaced. There is multi-family housing adjacent to the site, but the proposed zone district is designed to be compatible with residential uses. **The current R-2 Zone District does provide opportunities for very-low income and low-income housing to be developed, which is integral to the County's fulfillment of its state-mandated housing allocation. However, the limited acreage of the proposed project (one acre) and**

the estimated 1,161-acre surplus of land that is zoned/ in a manner that would meet low-income housing needs and fulfil the County's housing allocation, allows the County to come to the determination that this project will not contribute to cumulative housing impacts. Additionally, multi-family residential development would still be allowed on the subject parcel if the proposed project is approved.

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 public services?

1. Fire protection;

2. Police protection;

3. Schools;

4. Parks; or

i. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Biola Community Service District has expressed their support of the proposed project. They provide water, sewer, and trash services to the community. The project does not propose to allow a higher density of housing, so parks and schools will not become inadequate as a result of the project. Plans of all new development in the County must be reviewed by the applicable fire department prior to final permitting, and the County Sheriff's department has conveyed that they have no concerns with the proposal. Access and response times in the area for emergency services should not be impacted due to the minor change in zoning, small size of the subject parcel, and its location on a well-maintained Arterial road.

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 proposed project will not affect demographics or population growth. Therefore, it will not require the construction or expansion of recreational facilities or the usage of existing parks. Additionally, the construction of recreational facilities would not be allowed with the approval of this project.

XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

~~The proposed rezone does not conflict with any plans, ordinances, or policies relating to transportation.~~ **The 2018 Fresno County Active Transportation Plan indicates that a Class II Bike Lane may be developed along Shaw Avenue, which abuts the subject property. However, any future bike lanes will be constructed within the ultimate right-of-way of Shaw Avenue, and even though the full right-of-way has not be acquired by the County, development setbacks and improvements will be based on the full anticipated width. Additionally,** the anticipated trip generation that could result from the proposed rezoning is not expected to have a significant impact on circulation or road quality. This is a result of the small parcel size (one acre) and limited change in allowed uses. ~~Additionally,~~ Shaw Avenue is classified as an Arterial road, and it is in excellent condition, so it will sufficiently serve future development. At the time of development, the parcel must take access from Third Street and/or Shaw Avenue, and will cross an existing sidewalk that provides pedestrian access throughout the community of Biola. These sidewalks were built as a Condition of Approval for Tentative Tract No. 5322, and the requirement of sidewalk connectivity on this parcel will not change as a result of this project. The proposed rezone does not conflict with any plans, ordinances, or policies relating to transportation.

B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Residential development is already allowed on the subject parcel; the proposed uses include a small ground-floor medical, dental or professional office. These uses would serve the residents of Biola, who all live within 0.6 mile of the subject parcel. An office of this nature might also serve residents of the surrounding rural area. These individuals may drive a longer distance than the residents of Biola, but the alternative would likely be driving to Fresno for similar services. Fresno is approximately six miles east of Biola. Therefore, the proposed rezoning could facilitate future development that could decrease the total vehicle miles traveled in the area. Any future development of this

parcel would serve Biola or the surrounding rural community. It is not intended to provide a unique regional service or attraction.

C. Substantially increase hazards due to a geometric design feature (*e.g.*, sharp curves or dangerous intersections) or incompatible uses (*e.g.*, farm equipment)?

FINDING: NO IMPACT:

The future development of housing or small offices will not create dangerous conditions on the adjacent roads, Shaw Avenue or Third Street. A sign would now be allowed, but plans for such a sign would be held to the standards of Section 831.5-K, which will ensure it does not present a traffic hazard.

D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is adjacent to Shaw Avenue, Third Avenue, and existing multi-family housing. The adjacent housing is not accessed through the subject parcel, and no development on the parcel will be allowed to block Third Avenue in a manner that would prevent emergency access to this housing development. Shaw Avenue is an Arterial road, so any development here will have excellent 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 WITH MITIGATION INCORPORATED:

The Southern San Joaquin Valley Information Center (SSJVIC) indicated that the subject parcel has been surveyed for cultural resources and none were identified. The

County of Fresno invited all interested tribes to consult on the project, and only the Dumna Wo Wah Tribal Government responded to the request. They did not further communicate with the County when an effort was made to schedule a meeting and discuss their concerns. A good faith effort was made. Based on the record search provided by SSJVIC, it is unlikely that any future development authorized by this project would disturb cultural resources. However, the Mitigation Measure included in Cultural Resources Section V will ensure that in the case resources are encountered, construction will cease and the proper entities will be notified.

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: LESS THAN SIGNIFICANT IMPACT:

Currently, the R-2 Zone District allows for the development of single- or multi-family housing. These uses would still be allowed, but a small ground-floor medical, dental or professional office would also be allowed. These new uses would not necessarily produce a larger quantity of waste, wastewater, or storm water, or consume a larger quantity of water. The Biola Community Service District (BCSD) has agreed to serve the parcel with water, sewer, and trash services, and is supportive of the proposal.

Additionally, the County of Fresno is required by the State of California to ensure that the project adhere to the following: AB 939 – Residential Recycling Services, AB 341 – Mandatory Commercial Recycling Program (MCR), and SB 1374 – Construction and Demolition Diversion Requirements (including related Title 15 Building Standards).

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:

This project is located in a Local Responsibility Area, hazard class Non-Wildland/Non-Urban.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The proposed project will have a less than significant impact on wildlife and cultural resources with adherence to the mandatory Mitigation Measures.

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:

Cumulative impacts to roads, traffic, air quality, and public services were evaluated and determined to be less than significant with adherence to mandatory state and local policies.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any impacts to humans were determined to be less than significant as a result of location, project scope, and mandatory adherence to state and local policies.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Amendment Application No. 3827, 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 Recreation and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Transportation, and Utilities and Service Systems have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, and Tribal and Cultural Resources have determined to be less than significant with adherence to the Mitigation Measures.

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

DTC:ksn
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File original and one copy with:	Space Below For County Clerk Only.
Fresno County Clerk **2221 Kern Street** **Fresno, California 93721**	CLK-2046.00 E04-73 R00-00

Agency File No:	**LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION**	County Clerk File No:
IS 7402		**E-**

Responsible Agency (Name):	Address (Street and P.O. Box):	City:	Zip Code:
Fresno County	2220 Tulare St. Sixth Floor	Fresno	93721

Agency Contact Person (Name and Title):	Area Code:	Telephone Number:	Extension:
Danielle Crider, Planner	559	600-9669	N/A

Project Applicant/Sponsor (Name):	Project Title:
Central Valley Medical Services, LLC (Xin Ling Lao)	Amendment Application No. 3827

Project Description:

Rezone a 1.00-acre parcel from the R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) Zone District to the R-P(c) (Residential and Professional Office, Conditional) Zone District limited to existing residential buildings, one family, two family or multiple family dwellings, ground floor only medical, dental, or professional office, and signs.

Justification for Negative Declaration:

It has been determined that there would be no impacts to Recreation and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Transportation, and Utilities and Service Systems have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, and Tribal and Cultural Resources have determined to be less than significant with adherence to the Mitigation Measures.

FINDING:

The proposed project will not have a significant impact on the environment.

Newspaper and Date of Publication:	Review Date Deadline:
Fresno Business Journal – January 18, 2019	Planning Commission – March 7, 2019

Date:	Type or Print Signature:	Submitted by (Signature):
TBD	Marianne Mollring Senior Planner	Planner

State 15083, 15085

County Clerk File No.:_____

LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION

Document1

EXHIBIT 8

ATTACHMENT C

File original and one copy with:	Space Below For County Clerk Only.
Fresno County Clerk **2221 Kern Street** **Fresno, California 93721**	CLK-2046.00 E04-73 R00-00

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LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION