

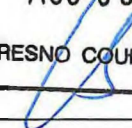


County of Fresno

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

FILED

AUG 05 2026 TIME 10:30am

FRESNO COUNTY CLERK
BY  DEPUTY

For County Clerk's Stamp

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8626 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8626 AND TENTATIVE TRACT MAP APPLICATION NO. 6489, filed by **BELMONT ALMONDS, LLC**, proposing to subdivide an existing 46.77-acre parcel into twenty (20) single-family residential lots, each containing a minimum of two (2) net acres, in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The subject property is located northeast of the intersection of North Locan Avenue and East Tulare Avenue, approximately 2,640 feet east of the City of Fresno boundary (7760 E. Tulare Avenue) (APN: 313-072-23) (Sup. Dist. 5).

Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8626 and take action on Tentative Tract Map Application No. 6489, with Findings and Conditions.

(hereafter, the "Proposed Project")

Based on Initial Study No. 8626, the County has determined that the project, with incorporation of the identified mitigation measures, would not have a significant effect on the environment. The County therefore intends to consider adoption of a Mitigated Negative Declaration and approval of Tentative Tract Map Application No. 6489, subject to the required findings and conditions of approval.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from August 7, 2026, through September 7, 2026.

Email written comments to alyalvarez@fresnocountyca.gov or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Alyce Alvarez
2220 Tulare Street, Suite B
Fresno, CA 93721

IS Application No. 8626 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.fresnocountyca.gov/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Alyce Alvarez at the addresses above.

Public Hearing

The Fresno County Planning Commission will consider adoption of the Mitigated Negative Declaration and approval of Tentative Tract Map Application No. 6489 on **September 17, 2026, at 8:45 a.m.**, or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons may appear and comment on the project and draft Mitigated Negative Declaration.

For questions, please call Alyce Alvarez at (559) 600-9669.

Published: August 7, 2026

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8626	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E- 202610000235
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Alyce Alvarez, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Applicant (Name): Belmont Almonds, LLC	Project Title: Initial Study No. 8626 and Tentative Tract Map Application No. 6489		
Project Description: Tentative Tract Map proposing to allow the creation of twenty (20) lots, each with a minimum of two (2) net acres in size from an existing 46.77-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.			
Justification for Negative Declaration: Based upon Initial Study No. 8626 prepared for Tentative Tract Map Application No. 6489 (Belmont Almonds), 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 mineral resources, forestry resources, or wildfire. Potential impacts related to air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, tribal cultural resources, and utilities and service systems have been determined to be less than significant. Potential impacts to aesthetics, agricultural resources, biological resources, cultural resources, and transportation have been determined to be less than significant with the identified Mitigation Measures incorporated into the project design. The Initial Study and MND are available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – August 7, 2026		Review Date Deadline: September 7, 2026	
Date: August 4, 2026	Type or Print Signature: Ober Ramirez Senior Planner	Submitted by (Signature): Alyce Alvarez Planner	

State 15083, 15085

County Clerk File No.: E202610000235

**LOCAL AGENCY
PROPOSED MITIGATED NEGATIVE DECLARATION**

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Belmont Almonds

APPLICATION NOS.: Initial Study No. 8626, Tentative Tract Map Application No. 6489.

DESCRIPTION: Tentative Tract Map proposing to allow the creation of twenty (20) lots, each with a minimum of two (2) net acres in size from an existing 46.77-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject parcels is located on the east side of N. Locan Avenue, approximately 2,640 feet east of the City of Fresno, (APN: 313-072-23) (7760 E. Tulare Avenue, Fresno) (Sup. Dist. 5).

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A significant impact would occur if the proposed low-density subdivision permanently obstructed an officially designated scenic view corridor or physically degraded protected landscape features within a state-designated scenic route.

The project's potential aesthetic impacts are determined to be less than significant based on the following local geographic factors:

The 46.77-acre site is situated entirely on the flat valley floor of Fresno County and has been heavily altered by active, commercial orchard operations. The surrounding topography does not contain any officially designated scenic vistas, public viewing points, or protected panoramic backdrops.

The property is located near East Tulare Avenue and North Locan Avenue, which are designated as Local Roads under the County's Circulation Element, rather than scenic corridors. The site does not sit within or adjacent to a state scenic highway view shed,

and its development will not result in the removal of scenic rock outcroppings, unique geological formations, or historic structures.

The transformation from agricultural orchard trees to single-family structures is entirely consistent with the underlying Rural Residential (RR) Zone District, which enforces a spacious two-acre minimum parcel allocation. Dwellings will be limited to single-family structures matching the rural residential character of surrounding residential properties.

While standard on-site utility extensions are required, General Plan Policy PF-J.3 explicitly mandates that the developer underground all new utility lines on-site. Therefore, the project will not degrade a scenic vista or damage resources within a scenic highway. Potential impacts are less than significant.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Residential development on the proposed lots would be consistent with the existing rural residential uses in the area and will not degrade the visual character of the surrounding area. The impact would be less than significant.

- 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:

Residential development on the proposed lots would be consistent with the existing rural residential uses in the area and will not degrade the visual character of the surroundings. To prevent light pollution or spillover onto neighboring properties, a mitigation measure is incorporated requiring all outdoor lighting to be hooded and directed downward.

Mitigation Measure:

**1. All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site encompasses 46.77 acres classified as Prime Farmland and Farmland of Statewide Importance on the State of California Important Farmland Map. The development of twenty (20) residential lots will result in the permanent conversion of these agricultural soils. To meet the intent of Fresno County General Plan Policy LU-A.23, which requires agricultural mitigation for the permanent conversion of twenty (20) acres or more of Prime or Statewide Important farmland to non-agricultural uses, the developer is required to secure a conservation easement at a 1:1 ratio. The project site is not restricted by a Williamson Act Contract, and there are no conflicts with agricultural zoning. Approximately 38-acres is classified as Prime Farmland and approximately 5 - acres is classified as Farmland of Statewide Importance.

Mitigation Measure:

- *2. To address the loss of 43 acres of Prime and Statewide Important designated farmland and to meet the intent of Fresno County General Plan Policy LU-A.23, the subdivider/project developer shall provide evidence of acquisition of a conservation easement at a 1:1 ratio of like designated properties as noted on the State of California Important Farmland Map, with said properties located within or within the vicinity of Fresno County. The Conservation Easement shall be acquired from the Kings River Conservancy or a similar conservation bank and/or organization acceptable to the County. The County shall be provided evidence of the recorded easement as a condition of recordation of any final map associated with Tentative Tract Map No. 6489.*

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

FINDING: NO IMPACT:

The project site is not restricted by Williamson Act Land Conservation Contract.

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

FINDING: NO IMPACT:

The project site is not zoned as forestland or timberland, or for timberland production and would not result in the conversion of forestland or the conversion of farmland.

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) reviewed the project and confirmed that project-specific construction and operational emissions are not expected to exceed any significance thresholds established in the Guidance for Assessing and Mitigating Air Quality Impacts.

CalEEMod modeling in the project's Air Quality and Greenhouse Gas Impact Assessment shows that all construction emissions (Table 7) and all operational emissions (Table 8) remain below applicable SJVAPCD thresholds for criteria pollutants. Because emissions fall below these thresholds, the project will not conflict with nor obstruct implementation of any applicable Air Quality Plan and will not result in a cumulatively considerable net increase in ozone precursors, PM10, or PM2.5. Although the San Joaquin Valley Air Basin is in non-attainment for ozone and particulate matter, emissions from the project are not cumulatively considerable, and therefore represent a less than significant CEQA impact.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is located in an area designated non-attainment for ozone and particulate matter. However, SJVAPCD confirmed that project-related emissions are not expected to exceed CEQA significant thresholds for any criteria pollutant. Because the District's

thresholds are set at levels that represent a cumulatively considerable contribution, a project that is below these thresholds is considered to have less-than-cumulatively considerable impact. Therefore, the project would not result in cumulatively considerable net increase of a non-attainment pollutant.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The air district did not identify any substantial pollutant concentration impacts and instead offered voluntary recommendations, such as using the cleanest available off-road equipment and considering vegetative barriers to further reduce exposure to nearby residences. These recommendations were made in the absence of identified significant impacts and do not reflect the presence of substantial pollutant concentrations requiring mitigation. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District comment letter does not identify any odor-related concerns associated with the proposed 20 lot residential subdivision, nor does the project involve land uses typically associated with odor emissions. The District's comments focus on standard construction emissions, dust control requirements, and other routine regulatory matters. As a result, the project would not generate odors or other emissions that would adversely affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 46.77-acre site has been heavily altered by long-term almond orchard cultivation, minimizing its capacity to function as a natural habitat or an active wildlife movement corridor. The project application was formally routed to the California Department of

Fish and Wildlife (CDFW), and the agency returned no comments or expressions of concern regarding nesting raptors, migratory birds, sensitive habitats, or regional wildlife corridors. Because there is no substantial evidence in the record indicating the presence of or potential impact to sensitive biological assets, project-specific biological mitigation measures are not warranted under CEQA. Routine compliance with standard local and state regulations will ensure that biological impacts remain less than significant.

- 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 project was routed to agencies, including the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service and no comments or concerns regarding wetland resources were received. Therefore, the project will have no impact on state or federally protected wetlands..

- 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:

No concerns regarding wildlife movement or migratory corridors were raised during the agency routing process with CDFW or USFWS. Consequently, the project will have no impact on wildlife movement or migratory 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:

No conflicts with local policies or ordinances, habitat conservation plans, or natural community conservation plans were identified pertaining to the project site or its immediate vicinity.

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:

While the 46.77-acre site has been subject to long-term agricultural disturbance from orchard cultivation, ground-disturbing grading, road cutting, and individual basin excavations possess the potential to uncover previously unrecorded, subsurface cultural resources or human remains. The administrative record contains explicit substantial evidence regarding potential subsurface prehistoric and historic values. A formal summary record search conducted under the California Historical Resources Information System (CHRIS) determined that the project area has not been previously surveyed in its entirety by a qualified professional and officially recommended that a new assessment be completed.

* **Mitigation Measures:**

- *3. Prior to the approval of final project maps or grading plans, a professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall conduct a comprehensive field survey the property. The results of the survey and any specific resource protection measures shall be submitted to the Fresno County Department of Public Works and Planning for review.*
- *4. During any active earthmoving or construction activities, if an unanticipated subsurface archaeological resource, historic artifact, or cultural feature is encountered, all soil disturbance within a 100-foot radius of the find shall immediately cease. A qualified professional archaeologist shall be retained to evaluate the discovery and implement the following specific treatment pathways before work may resume within the non-work radius:*
 - a. If the professional archaeologist determines that the find does not represent a unique or significant historical or archaeological resource, work may resume immediately with no further agency or tribal notifications required.*
 - b. If the find represents a verified historic or prehistoric resource, the archaeologist shall immediately notify Fresno County. The County shall consult on a finding of eligibility and implement appropriate mitigation, data recovery, or preservation measures pursuant to CEQA Guidelines Section 15064.5 or Section 106 of the National Historic Preservation Act (NHPA), if applicable. Ground disturbance may not resume within the exclusion zone until the County determines that the treatment measures have been completed to its satisfaction.*

c. If the find includes human remains, or resources that are potentially human, all work shall stop immediately, reasonable protection measures shall be taken to secure the discovery from further disturbance (Assembly Bill 2641), and the archaeologist shall immediately notify the Fresno County Coroner pursuant to California Health and Safety Code Section 7050.5. If the Coroner determines the remains are Native American and not a active crime scene, the Coroner will notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the project pursuant to Public Resources Code (PRC) Section 5097.98. The MLD will have 48 hours from being granted property access to inspect the find and provide recommendations for respectful treatment or disposition. If an agreement cannot be reached, NAHC mediation may be requested (PRC Section 5097.94). If no agreement is reached, the landowner shall rebury the remains with appropriate dignity on the property in a secure location that will not be subject to further subsurface disturbance, and record the location via a formal reinterment document with the Fresno County Recorder (Assembly Bill 2641). Ground-disturbing work within the exclusion radius shall not resume until treatment measures are completed to the satisfaction of the County.

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed Tentative Tract Map No. 6489 would establish 20 rural-residential lots, each with a minimum size of two acres. Construction and long-term residential energy demands associated with the subdivision would be typical of rural residential development in Fresno County and would not result in wasteful or inefficient energy consumption.

During construction, energy would be consumed in the form of fuel used by construction equipment and worker commute vehicles. These activities are temporary and subject to statewide off-road and on-road engine efficiency standards. The San Joaquin Valley Air Pollution Control District (SJVAPCD) reviewed the project and did not identify any significant energy-related concerns; however, they provided voluntary recommendations including the use of the cleanest available off-road construction equipment to help reduce fuel and energy consumption.

During operation, project-generated energy consumption would primarily involve electricity and natural gas usage in homes, water pumping for domestic use, and routine vehicle travel. All future residences must comply with California Building Energy Efficiency Standards (Title 24) and the CALGreen Code, which require high-efficiency lighting, insulation, appliances, and HVAC systems, avoiding wasteful or unnecessary energy use.

The SJVAPCD also suggested consideration of on-site solar deployment as a voluntary energy-efficiency enhancement. They noted solar energy production reduces energy demand and contributes to statewide renewable-energy goals.

While optional, this recommendation reflects opportunities not requirements to further increase long-term energy efficiency.

PG&E, following review of the tentative tract map, submitted comments related to Public Utility Easements and utility coordination. PG&E did not identify concerns related to energy efficiency or consumption.

The City Utilities Department provided no comments on the project.

Given regulatory requirements, voluntary energy-efficiency opportunities, and the low-intensity nature of the proposed rural residential use, the project would not result in wasteful, inefficient, or unnecessary energy consumption during construction or operation. The impact is therefore less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

All construction activities related to the development will comply with current Building Energy Efficiency Standards. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the project's building plans for residential building/structures are submitted.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to Figure HS-8 of the Fresno County General Plan the project area is not located in an area classified as a seismic hazard or an area with high landslide susceptibility. Development of single-family dwellings would be subject to building standards at the time of development, which include specific regulations to protect against damage caused by earthquake and/or ground acceleration.

4. Landslides?

FINDING: NO IMPACT:

According to Figure HS-8 of the Fresno County General Plan the project area is not located in an area classified as an area with high landslide susceptibility.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site consists of approximately 46.77 acres of flat, historically managed agricultural land. Development of the 20-lot subdivision will require localized grading, excavation, and trenching for residential pads, infrastructure connections, and access roads, which could temporarily expose unsecured topsoil to wind and water erosion.

However, because the project will disturb more than one acre of total soil, the developer is legally mandated to comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. Under this mandate, the applicant must prepare and implement a site-specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will define mandatory, project-specific Best Management Practices (BMPs) such as hydroseeding, silt fencing, fiber rolls, and stabilized construction entrances explicitly designed to prevent construction-related soil erosion and capture sediment on-site.

Furthermore, as mandated by the San Joaquin Valley Air Pollution Control District (SJVAPCD) under Regulation VIII (Rule 8021), the developer will be required to submit and receive approval for a comprehensive Dust Control Plan prior to any earthmoving activities to minimize wind-borne topsoil loss.

Compliance with these mandatory state, regional, and county grading regulations, alongside alignment with General Plan Policies LU-A.19 and PF-E.16, ensures that the project will not result in substantial long-term soil erosion or a significant loss of topsoil. Impacts will be less than significant

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

FINDING: NO IMPACT:

As noted above, the project site is not located in an area classified as a seismic hazard or an area with high landslide susceptibility and is not located in an area which is subject to increased lateral spreading, subsidence, liquefaction, or collapse due to the site development. As a standard practice, a soil compaction report may be required to ensure the weight-bearing capacity of the soils for any proposed structure/building.

- 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: LESS THAN SIGNIFICANT IMPACT:

Per Policy LU-B.12 (Discretionary Project Preliminary Soils Report), a detailed geologic report is required for sites subject to moderate-to-high landslide potential or with slopes exceeding 15 percent. Because the project site consists of flat agricultural terrain, it is not subject to these unstable conditions.

The project will involve localized grading and earthmoving activities to construct residential pads and subdivision infrastructure. These short-term construction impacts are managed under Policy LU-A.19 (Reduced Soil Erosion) and Policy PF-E.16 (Minimal Sedimentation and Erosion), which mandate that development minimize sedimentation and topsoil loss through standard grading controls and vegetation management.

Because the project will disturb more than one acre of soil, the developer must implement a site-specific Stormwater Pollution Prevention Plan (SWPPP) utilizing construction Best Management Practices (BMPs) to control runoff erosion. Additionally, the project must comply with SJVAPCD Regulation VIII by obtaining an approved Dust Control Plan prior to any earthmoving. Consequently, impacts related to soil erosion will be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes a tentative tract map to subdivide 46.77 acres into twenty (20) single-family residential lots, with each individual lot meeting a two-acre net minimum size constraint. Wastewater disposal will be managed via individual on-site septic systems per household.

The Fresno County Department of Public Health, Environmental Health Division, reviewed the subdivision layout (TTM 6489 / IS 8626) and determined that the proposed density aligns with regional environmental safety limits. In accordance with standard local guidelines and agency conditions, septic system density for this development will be strictly limited to one system per two acre. General Plan Policy LU-E.10 explicitly dictates that new subdivisions within areas designated Rural Residential must be designed to utilize individual on-site sewer (septic) and water systems.

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

FINDING: NO IMPACT:

No paleontological resources or geologic features were identified in the analysis. See Section V, CULTURAL RESOURCES above.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed 20-lot residential subdivision will generate short-term greenhouse gas (GHG) emissions during the construction phase from heavy-duty equipment exhaust, material transit, and worker trips. Over the long term, operational GHG emissions will occur through indirect residential electrical consumption, mobile vehicle trips, and localized landscape maintenance.

- 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 SJVAPCD reviewed the project application (Initial Study Application No. 8626 / TTM 6489) and determined that the specific criteria pollutant and associated emissions from both construction and operation are not expected to exceed any regional significance thresholds established under the District's Guidance for Assessing and

Mitigating Air Quality Impacts. Furthermore, the project size falls well below the applicability threshold of 50 units for SJVAPCD Rule 9510 (Indirect Source Review), exempting the development from mandatory rule-based emissions reductions or mitigation fees.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Short-term construction activities for the 20-lot residential subdivision will involve the localized transport, use, and disposal of standard hazardous materials, including petroleum-based fuels, lubricants, paints, and solvents associated with heavy machinery and home construction. These materials will be handled in accordance with routine federal, state, and local safety regulations.

Because the project site contains existing agricultural infrastructure, demolition activities present potential localized hazard risks. To prevent an accidental release or exposure during site clearing, the developer must implement the following mandatory measures:

In the process of demolishing existing structures, contractors may encounter asbestos-containing construction materials or lead-based paints. If asbestos is present, the contractor must coordinate directly with the San Joaquin Valley Air Pollution Control District. For structures built prior to 1979 where lead-based paint is suspected, the contractor must secure compliance clearances from the California Department of Public Health (Childhood Lead Poisoning Prevention Branch), the U.S. Environmental Protection Agency (EPA) Region 9, and CAL-OSHA.

If any undocumented or abandoned USTs are discovered during grading or excavation, the applicant is legally required to apply for and secure an Underground Storage Tank Removal Permit from the Environmental Health Division and coordinate with the Fresno County Hazmat Compliance Program.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

Checking of the California Department of Toxic Substances Control Site (Envirostor), reveals that the project site is not a hazardous material site.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility Plan Update* adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately 3 miles northwest of the project site. Given the distance, the airport will not be a safety hazard, or a cause of excessive noise for people living in the proposed residential subdivision.

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

FINDING: NO IMPACT:

The project site is in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards.

All lots within the proposed development will be served by interior roads to offered for dedidcation for public use. The interior roads will gain access from North Locan Ave and East Tulare Avenue. The interior roads will be required to be constructed to County improve standard A-15. The proposed cul-de-sac turnarounds shall be constructed to Fresno County Improvement Standard B-2. A stop sign and limit line shall be provided at the proposed private roads at their intersections with Locan & Tulare Avenue

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

FINDING: NO IMPACT:

Per Figure HS-5 of the Fresno County General Plan, the project site is not within the State Responsibility Area for wildland fire. As such, the proposed tentative tract map will not expose people or structures to risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Grading, trenching, and earthmoving activities for the 20-lot subdivision could temporarily expose topsoil to stormwater runoff, potentially introducing suspended sediments into local drainage pathways. As a mandatory standard condition, because the project disturbs more than one acre, the developer must obtain coverage under the State Water Resources Control Board's NPDES Construction General Permit and implement a site-specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will define mandatory Best Management Practices (BMPs) such as silt fencing and sediment traps to control runoff and ensure construction activities do not violate water quality standards.

The project relies on individual on-site septic systems for wastewater disposal. If unmanaged, a high density of septic infrastructure can elevate nitrate loading into the local aquifer. The Fresno County Department of Public Health, Environmental Health Division, reviewed the layout and verified that the proposed low-density arrangement is acceptable, strictly limiting deployment to one system per two acres.

The applicant proposes utilizing individual domestic wells for home water service. However, a critical environmental and public health risk has been identified by the State Water Resources Control Board, Division of Drinking Water (DDW).

The State Water Board's Groundwater Ambient Monitoring and Assessment (GAMA) Aquifer Risk Map classifies the project vicinity as a high-risk area for both nitrate and 1,2,3-Trichloropropane (1,2,3-TCP) contamination. Neighboring public water systems (Belmont Country Club and Belmont Water Corporation) historically violated the state maximum contaminant levels (MCL) for 1,2,3-TCP before installing specialized Granular Activated Carbon (GAC) and point-of-entry treatment systems. Consequently, a high probability exists that new private wells drilled on the project site will initially exceed the public health MCL for both chemicals, which can cause severe health risks (e.g., methemoglobinemia/blue baby syndrome from nitrates and an increased lifetime cancer risk from 1,2,3-TCP).

While the State Water Resources Control Board, Division of Drinking Water (DDW) highly recommends the future integration of a public water system or an immediate connection to the City of Fresno's planned Belmont Avenue pipeline extension, the project's reliance on individual domestic wells and on-site septic systems is subject to strict, mandatory regulatory oversight. To ensure compliance with all regional health, safety, and environmental standards, the following requirements will be enforced strictly as standard Conditions of Approval or Mandatory Project Notes for the project, rather than standalone CEQA mitigation measures:

Per Environmental Health Division constraints, septic system density is limited to one system per two acres. Any future proposal for a lot smaller than two acres or the

introduction of a secondary dwelling will mandate a specialized nitrogen loading analysis by a qualified professional to prove the localized soil can handle the effluent without violating Regional Water Quality Control Board standards. Furthermore, to eliminate subterranean vectors for contamination, all existing or abandoned water wells and septic systems within the project boundary must be properly destroyed under permit by a licensed contractor. Additionally, in accordance with Fresno County Ordinance Code Section 14.12.030, if public sewer infrastructure becomes available in the future, residents will be required to hook up to the public system within three years of availability, providing long-term regional aquifer protection.

Prior to any drilling activities, the applicant's selected water well contractor must apply for and secure a formal Permit to Construct a Water Well from the Fresno County Department of Public Health, Environmental Health Division. Only contractors holding a valid C-57 license may perform this work.

Due to the documented high risk of nitrate and 1,2,3-TCP contamination within the project vicinity, each individual homeowner or landowner shall be required to test the raw water quality of their well. Homeowners must install and maintain certified, individual point-of-entry or point-of-use localized treatment systems (such as granular activated carbon filtration) to guarantee that delivered domestic drinking water complies with all state and federal public health Maximum Contaminant Levels (MCLs).

Property owners must conduct ongoing monitoring and filter maintenance of their wells and treatment systems to ensure the continuous protection of the domestic water supply. The County will condition the final tract map to require the recordation of a formal property notice on each deed, utilizing standard DDW public health templates to explicitly educate future residents on local chemical risks, testing frequencies, filter protocols, and potential health impacts.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will rely on individual domestic water wells to serve the 20 single-family residential lots. Per the project's Operational Statement, each home will use approximately 427.5 gallons of water per day, resulting in a total subdivision demand of 8,550 gallons per day (approximately 9.58 acre-feet per year).

The site is located within the Kings Subbasin and is subject to the Sustainable Groundwater Management Act (SGMA) and the North Kings Groundwater Sustainability Plan (GSP). While the project introduces new domestic extraction, it converts the site from active agricultural use (Belmont Almonds). Because standard orchard irrigation relies on significantly higher volumes of water per acre than low-density residential development, this land-use transition will result in a net reduction in overall groundwater pumping for this acreage, directly supporting regional basin sustainability goals.

Because each residential lot maintains a two-acre net minimum size, the vast majority of the 46.77-acre site will remain unpaved and pervious. Furthermore, the project design incorporates individual private storm basins on each lot. These localized engineered basins will actively capture and retain localized runoff, facilitating direct on-site stormwater infiltration and natural percolation back into the aquifer.

This low-impact design directly aligns with Fresno County General Plan Policies PF-E.11, PF-E.14, and PF-E.17, which encourage the utilization of localized retention-recharge basins to maximize year-round groundwater replenishment. Additionally, as a standard Condition of Approval, the project must comply with Policy LU-E.11 to ensure surface drainage does not render any existing agricultural channels inoperative. Therefore, the project will not interfere with sustainable groundwater recharge, and impacts remain less than significant.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site; or
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is flat agricultural terrain that is free of natural rivers or streams. However, the Fresno Irrigation District's (FID) active East Branch - W. Br. No. 5 Canal runs southwesterly, directly traversing the northwestern portion of the subject property. FID expressed explicit project-level concerns regarding the potential for unmanaged surface runoff from the 20-lot development to cause bank erosion or introduce residential contaminants into the canal waters.

To protect this critical infrastructure asset and prevent localized erosion, the project design relies on private individual storm basins on each lot to trap and percolate stormwater on-site, preventing concentrated discharges from reaching the canal. Furthermore, as mandatory standard Conditions of Approval/Project Note, the developer must satisfy engineered infrastructure protections required by FID prior to final map recordation.

The project was routed formally to the Fresno Metropolitan Flood Control District (FMFCD) for institutional review, and the agency responded with a "No Comment"

determination. Because the 20-lot map utilizes internal lot-by-lot storm basins to capture and filter all household surface water on-site, the project will not export urban runoff or exceed the volumetric capacity of any existing or planned regional stormwater infrastructure. Conformance with mandatory NPDES Construction General Permit rules and an approved site-specific SWPPP further guarantees that grading-phase siltation risks are controlled on-site.

Through mandatory compliance with FID's canal structural piping benchmarks and the utilization of decentralized lot-by-lot storm retention basins, the project will not alter regional drainage features in a manner that triggers substantial erosion, water contamination, or downstream flooding. Potential impacts are less than significant.

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

FINDING: NO IMPACT:

The project site is situated on flat interior valley land well over 100 miles from the Pacific Ocean, entirely eliminating any geographic vulnerability to a tsunami hazard. There are no large, land-locked, or enclosed bodies of water such as lakes or massive open reservoirs adjacent to the site that could generate a seiche (seismic-induced wave action).

Furthermore, according to Figure HS-7 (Dam Inundation Hazards) and Figure HS-8 (Seismic Hazards) of the Fresno County General Plan, the project area is located outside of any regulatory floodways, FEMA-designated 100-year floodplains, or mapped dam inundation pathways.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is located within the North Kings Groundwater Sustainability Area (NKGSA) boundary and was routed to that agency, but no response was received.

While the project will introduce 20 new individual domestic water wells, the development permanently converts the 46.77-acre site from intensive agricultural operations (Belmont Almonds) to low-density residential use. Because standard orchard irrigation consumes significantly more groundwater annually than standard residential domestic use, this land-use transition represents a substantial net reduction in total volumetric groundwater extraction for this acreage.

Additionally, as detailed under the standard Conditions of Approval for this project, localized water quality and supply compliance will be strictly enforced through the

Fresno County Department of Public Health's mandatory well construction permitting, required individual point-of-entry water treatment systems, and strict compliance with the Environmental Health Division's septic density constraints.

Because the project reduces overall groundwater demand and is strictly conditioned to comply with all local health, safety, and water management rules, it will not conflict with or obstruct the implementation of the regional Water Quality Control Plan or the North Kings GSP. Potential impacts are less than significant.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

The project site consists of a single 46.77-acre parcel currently utilized for agricultural operations (Belmont Almonds). The property is bounded by low-density rural residential lots and ongoing agricultural uses; it is not located within an assembled, high-density urban neighborhood or an established contiguous community.

The tentative tract map proposes to develop a low-density, 20-lot single-family residential subdivision with internal neighborhood streets that connect outward to existing public thoroughfares. The project does not propose the installation of any major linear infrastructure, continuous physical barriers, or roadway closures that would sever existing access or disrupt local circulation patterns between surrounding properties.

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 WITH MITIGATION
INCORPORATED:

The 46.77-acre project site is located within the unincorporated territory of Fresno County and maintains a General Plan Land Use Designation of Rural Residential and an implementing Zoning District of RR (Rural Residential; two-acre minimum parcel size). The tentative tract map proposes to create twenty (20) single-family residential lots, each matching or exceeding the net two-acre minimum size requirement. Because the low-density subdivision conforms directly to the maximum allowable density and land use type established by the Fresno County General Plan, it does not create a fundamental land use conflict.

Regarding consistency with General Plan Policy LU-E. 16, the creation of two-acre parcel is consistent with Rural Residential uses prevalent in the surrounding area. Numerous two-acre parcels have been created and developed within one half-mile

radius. Given the adjacent and neighboring residential parcel size, the proposed two-acre planned residential development is consistent with use, growth, and demand for the area.

Because the project will result in the permanent conversion of more than 20 acres of active agricultural land to non-agricultural residential use, it triggers the County's agricultural preservation mandates. In strict compliance with General Plan Policy LU-A.23, the developer will be required to execute feasible mitigation measures at a 1:1 ratio for the agricultural acreage lost. This must be achieved through the acquisition of a qualifying agricultural conservation easement, the dedication of fee title mitigation land to a approved third-party land trust, or the payment of an equivalent in-lieu agricultural mitigation fee to the County prior to map recordation.

****See Mitigation Measure No. 2; Section II, Agricultural and Forestry Resources***

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

The project site is not within a mineral-producing area of the County.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The development of the 20 single-family residential lots will generate temporary, localized increases in ambient noise levels during grading, excavation, utility trenching, and structural framing activities. Heavy-duty construction equipment and transport vehicles will elevate noise levels intermittently, which has the potential to affect existing sensitive receptors (surrounding residential units) located near the project boundaries.

To ensure these short-term construction noise levels do not create a substantial nuisance, the Fresno County Department of Public Health, Environmental Health Division, reviewed the subdivision layout (TTM 6489 / IS 8626) and mandated that all

activities strictly adhere to local noise standards. As standard Conditions of Approval and Project Notes, the development must comply with the following framework:

Fresno County Noise Ordinance Compliance: All construction activities, mechanical operations, and equipment usage must comply strictly with the noise control provisions outlined in the Fresno County Ordinance Code. This includes standard municipal restrictions that limit heavy construction operations exclusively to daytime hours (typically 7:00 AM to 7:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturdays) when sensitive receptors are least susceptible to disturbance.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Temporary ground-borne vibration will be generated during the short-term construction phase by heavy earthmoving equipment (such as graders, scrapers, and excavators) during site clearing and infrastructure installation. If unmanaged, these localized vibrations could travel across property lines and impact nearby residences or adjacent infrastructure.

To ensure construction-related vibrations do not cause damage or create an excessive nuisance, the project will be subject to strict engineering constraints mandated by reviewing agencies. Specifically, in their project referral response, the Fresno Irrigation District (FID) dictated that the developer and all grading contractors must keep all large equipment, construction materials, and soil stockpiles completely outside of FID easements and a minimum of 30 feet away from all active district facilities.

Furthermore, FID explicitly prohibits the use of large earthmoving equipment within their pipeline easements and holds the grading contractor fully liable for any structural damage caused by site activities. No high-vibration construction methods, such as pile-driving, are permitted within 3 feet of any pipeline, and any necessary pile-driving or structural compacting elsewhere on-site must follow strict safe-clearance protocols.

Because heavy machinery operations are structurally restricted near shared property boundaries, and because low-density residential operations do not generate any permanent ground-borne vibration, potential vibration impacts are considered less than significant.

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:

Per the discussion in Section IX. E. above, the project will not be impacted by airport noise.

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: LESS THAN SIGNIFICANT IMPACT:

The subject property is located within an unincorporated area designated as Rural Residential in the Fresno County General Plan, which enforces a strict two-acre net minimum parcel size standard for residential development in this specific zone. Because the map matches the maximum built-in zoning density and land use character planned for this parcel, the direct population increase conforms to the long-range growth accommodation targets outlined in the Fresno County General Plan Review. It does not constitute a substantial, unplanned demographic expansion.

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

FINDING: NO IMPACT:

The 46.77-acre project site is currently operated as a commercial almond orchard (Belmont Almonds). While the property contains some auxiliary agricultural structures slated for demolition, it does not support an active residential community or contain substantial housing units.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Fire Protection District (CalFire), the planned residential development on the property will require compliance with the California Code of Regulations Title 24 – Fire Code, and approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The development may also require annexing into Community Facilities District No. 2010-01 of the CalFire prior to the recordation of the final map.

2. Police protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Law enforcement, crime prevention, and emergency police protection services for the project area are provided by the Fresno County Sheriff's Office. The permanent addition of twenty (20) single-family residential homes and approximately 62 new residents will incrementally increase the total number of service calls and extend routine patrol footprints within the unincorporated Fresno area.

However, this minor demographic expansion matches the maximum planned build-out density already established by the Fresno County General Plan for the Rural Residential zone district. The subdivision does not introduce unique, high-security land uses or dense urban configurations that typically disrupt regional law enforcement service ratios or response time objectives.

Furthermore, as a standard requirement referenced in the Policy Planning framework, the final subdivision map must comply with Policy PF-J.3, mandating that all new residential utility lines be placed underground on-site. This engineering standard actively preserves clear lines of sight along the internal public right-of-way and eliminates physical overhead hazards, which supports neighborhood security, visibility, and emergency tactical response.

3. Schools?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is within the boundary of Clovis Unified School District. Residential development within the proposed planned residential development would require paying school facilities fee prior to the issuance of building permits.

4. Parks?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As discussed above, the proposed planned residential development will add 62 people to the area population. This number is less than significant to have any significant impact on local parks.

5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The introduction of twenty (20) single-family residential homes and an estimated 62 new residents will create an incremental, routine demand for general County governmental services, including public library access, voter registration, and general administrative record tracking. This negligible population increase aligns with the planned rural

residential density for the site and will not overtax existing public service metrics or decrease local performance objectives.

The project proposal was formally routed to Pacific Gas & Electric Company (PG&E) for institutional utility tracking. The project will be required to comply with all standard PG&E engineering requirements, line extensions, and utility delivery rules to safely secure electrical power and natural gas connections.

In strict compliance with Fresno County General Plan Policies PF-J.3 and PF-A.5, the developer is required to underground all new on-site residential utility lines within the subdivision limits prior to final map recordation. This standard condition protects local visibility, safety, and neighborhood character.

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: LESS THAN SIGNIFICANT IMPACT:

The project will not require construction of a new or expansion of an existing neighborhood, or regional park, or any recreational facilities in the area. See discussion in Section XV above.

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposal and its associated Traffic Impact Study (TIS) were formally routed to the California Department of Transportation (Caltrans) for inter-governmental coordination regarding potential impacts to nearby state highway facilities, such as the State Route 180 corridor. Following a formal engineering review, Caltrans issued a "No Comment" determination, confirming that the study area contains no state facilities and that the project's low-density residential footprint will not adversely impact the operational safety, capacity, or baseline service levels of any nearby state transportation asset.

The 46.77-acre project site maintains direct frontage along two County-maintained public thoroughfares: North Locan Avenue to the west and East Tulare Avenue to the south. Under the Fresno County General Plan Circulation Element, both Locan and Tulare Avenues are functionally classified as Local Roads requiring an ultimate total road right-of-way width of 60 feet. Because both alignments currently maintain a 60-foot total right-of-way width with 30 feet already fronting the subject property line—the existing public right-of-way configuration matches the ultimate width standard designated by the General Plan, and no further fallback roadway widenings are required for the perimeter frontages.

Based on the specific engineering findings of the project's TIS, the County's Transportation Planning Unit determined that project specific capacity enhancements, such as dedicated left or right-turn lanes at the project entrances, are not warranted by the subdivision's anticipated trip generation. To ensure full compliance with regional traffic standards, mitigate cumulative intersection impacts, and maintain consistency with overlapping County and City of Fresno circulation policies, the project is bound to the following mandatory Conditions of Approval prior to map recordation or building permit issuance:

To mitigate the project's cumulative impact on the regional network, the applicant shall pay its equitable, fair-share portion toward the future signalization of the Tulare Avenue / Temperance Avenue intersection. This requirement shall be satisfied prior to the issuance of building permits, either through formal participation in the City of Fresno Traffic Signal Mitigation Impact (TSMI) fee program or via a direct, pro-rata fair-share contribution of approximately \$2,712 (calculated as 0.4% of the \$678,000 estimated intersection cost from the June 2022 TSMI framework). The final payment amount shall be verified and adjusted, if necessary, by the Department of Public Works and Planning based on updated cost estimates at the time of permit issuance.

The developer shall construct two new local public streets for primary site access exactly as proposed one intersecting with North Locan Avenue and one intersecting with East Tulare Avenue engineered in strict accordance with Fresno County standards for local roadways. Access designs must feature appropriate signage, striping, and safe operational sight distances.

To address broader, cumulative regional growth, the applicant shall participate in all applicable regional transportation funding frameworks. The developer shall pay the mandatory Regional Transportation Mitigation Fee (RTMF) prior to final map recordation or building permit issuance, ensuring a fair-share contribution to regional multi-modal transportation projects.

Prior to the commencement of any on-site earthmoving or grading operations, the applicant must submit and secure County approval for a comprehensive Traffic Control Plan. This plan must incorporate standardized temporary traffic management measures including certified flagging, regulatory warning signage, and the conscious scheduling of heavy equipment and haul trips outside of morning and evening peak traffic hours to minimize physical disruptions and maintain safe flows on Tulare and Locan Avenues during construction.

To ensure internal neighborhood traffic patterns develop safely and do not disrupt public circulation, the project must satisfy the following technical engineering standards mandated by the County's RMO Division prior to final map recordation or the issuance of any encroachment or grading permits:

- **Private Internal Roadway Standards:** All internal neighborhood access roads serving the 20 residential parcels shall remain strictly private and must be engineered and constructed to a minimum of Fresno County Improvement Standard A-15. All cul-de-sac turnarounds must be constructed to Fresno County Improvement Standard B-2 to guarantee adequate public safety and emergency vehicle maneuverability.
- **Prohibition on County Mileage Access:** The newly constructed internal neighborhood roads will not be accepted into the County-maintained mileage system. Individual residential parcels are strictly prohibited from taking direct, separate driveway access from Locan or Tulare Avenues. Prior to map recordation, the applicant must record a formal covenant running with the land binding all future property owners to maintain their proportionate financial share of the private access roads in perpetuity.
- **MUTCD Signage and Sight Cut-offs:** Regulatory street signage must comply with the California Manual on Uniform Traffic Control Devices (MUTCD) and County protocols, utilizing standard green reflective signs for the public County roads and brown reflective signs for the private neighborhood roads. Dedicated 20-foot by 20-foot sight corner cut-offs must be established and maintained clear of obstructions at all intersections with Locan and Tulare Avenues. Within these corner cut-off zones, perimeter fences, walls, and landscape hedges are strictly restricted to a maximum height of three (3) feet, and any overhanging tree branches or signs must be trimmed and permanently maintained at a clear height of no less than eight (8) feet.
- **Encroachment and Drainage Regulations:** Any structural work, utility trenching, or tie-ins performed within the public right-of-way of Locan or Tulare Avenues mandates the acquisition of a formal Encroachment Permit from the Road Maintenance and Operations Division. Furthermore, an engineered Grading and Drainage Plan must verify that all additional stormwater runoff is held entirely within on-site retention basins, does not interfere with the existing drainage networks of Tulare and Locan Avenues, and is not directed toward adjacent parcels. Any retention facilities engineered to a depth greater than 18 inches will require perimeter security fencing to preclude public access.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential hazards associated with the project's circulation network are limited to the short-term construction phase and the technical configuration of the two new intersection access points connecting to North Locan Avenue and East Tulare Avenue. The Traffic Impact Study (TIS) verified that traffic volumes generated by the 20-lot

subdivision do not warrant project-specific capacity modifications, such as dedicated left- or right-turn lanes, meaning the project will not alter the structural geometry of the existing public roads.

To ensure the new intersections operate safely and do not introduce design hazards or visibility blind spots, the project is subject to strict engineering constraints mandated by the Road Maintenance and Operations (RMO) Division prior to map recordation:

- **Prohibition on Direct Access & Maintenance Covenants:** To preserve the capacity and safety of the County-maintained roads, individual residential parcels are strictly prohibited from taking direct driveway access off Locan or Tulare Avenues. All lots must be served internally by private roads engineered to a minimum of Fresno County Improvement Standard A-15, with cul-de-sacs matching Standard B-2. A covenant running with the land will guarantee permanent private maintenance of these access corridors.
- **Mandatory Corner Cut-offs:** Access points to both Locan and Tulare Avenues must maintain a 20-foot by 20-foot corner cut-off area kept entirely clear of sight obstructions. Within these visibility zones, perimeter fences, walls, and landscape hedges shall not exceed three (3) feet in height. Any overhanging tree branches or signs must be trimmed and permanently maintained at a clear height of no less than eight (8) feet.
- **MUTCD Traffic Controls:** Standard stop signs, limit lines, and reflective signage matching California MUTCD requirements must be installed at the private road exits to safely control vehicles merging onto the public avenues.
- **Construction Safety Management:** During active grading and site development, the applicant is required to implement an approved Traffic Control Plan utilizing certified flagging, construction signage, and intentional trip scheduling outside of morning and evening peak hours to safely manage the temporary interaction between heavy construction equipment and local vehicles.

Through these mandatory RMO visibility conditions, strict adherence to local design standards, and construction traffic scheduling, the project will not introduce dangerous geometric design features or incompatible circulation uses. Potential impacts are less than significant.

- 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: LESS THAN SIGNIFICANT IMPACT:

The project proposes a low-density residential subdivision that directly hooks into the existing public alignment without modifying the structural geometry of the surrounding County road system. Potential traffic hazards are limited to short-term construction activities and the permanent operational safety of the two new site access junctions.

To completely eliminate physical safety risks, visibility blind spots, or design hazards, the development is required to implement the complete suite of technical engineering

controls mandated by the Road Maintenance and Operations (RMO) Division. Rather than duplicating these extensive parameters, full compliance with the specific roadway access limitations, private road improvement standards (A-15/B-2), recorded maintenance covenants, MUTCD reflective signage protocols, and mandatory 20'x20' sight visibility corner cut-offs is detailed comprehensively under Section XVII.A (Circulation System Consistency).

Additionally, on-site stormwater retention designs and public access fencing parameters built to isolate vehicle runoff from public thoroughfares are fully addressed in Section XV.A.5 (Other Public Facilities).

Furthermore, any short-term interface hazards between heavy grading equipment and local traffic will be suppressed via an approved construction Traffic Control Plan, as detailed under the TIS conditions in Section XVII.A. Through mandatory compliance with these cross-referenced design features and operational conditions, the project will not introduce geometric design hazards or conflict with local farming machinery. Impacts are less than significant.

Furthermore, Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT:

The proposed subdivision must provide and maintain structurally dependable infrastructure for rapid emergency ingress and egress by fire apparatus, law enforcement patrols, and medical responders.

To prevent single-point-of-failure bottlenecks during a critical incident, the development features a dual-access design connecting to both North Locan Avenue and East Tulare Avenue. All internal streets are subject to the technical private road width parameters, dead-end turnaround standards (A-15/B-2), and intersection visibility cut-off requirements mandated by the Road Maintenance and Operations (RMO) Division, which are detailed extensively under Section XVII.A (Circulation System Consistency).

Furthermore, as a mandatory prerequisite to map recordation and building permit issuance, all structural plot plans must pass a formal safety plan check by the Fresno County Fire Protection District (FCFPD). As detailed under Section XV.A.1 (Public Services - Fire Protection), the project is conditioned to strictly comply with the California Fire Code, incorporating standard vertical and horizontal clearance minimums, emergency vehicle turning radii, and specialized water infrastructure configurations.

Because the dual-access layout satisfies the County's engineering design standards and must fulfill all overlapping California Fire Code plan check parameters, the project will not result in inadequate emergency access. Potential impacts are less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

While decades of commercial orchard cultivation have heavily disturbed the site's surface, deep sub-surface grading and utility infrastructure trenching retain the potential to encounter previously unrecorded tribal cultural resources or human remains.

To identify any potential resources prior to ground disturbance, the project is required to complete a new professional archaeological survey based on the California Historical Resources Information System (CHRIS) record search parameters. Rather than duplicating the extensive regulatory protocols and protective mandates for unanticipated finds, the exact requirements for agency notification, tribal consultation, and the specific 48-hour Assembly Bill 2641/Public Resources Code Section 5097.98 standard operating rules for human remains and Most Likely Descendant (MLD) mediation are detailed under Section V. A through C (Cultural Resources - Mitigation Measures). Compliance with these cross-referenced mitigation parameters ensures the project will not cause a substantial adverse change to the significance of any tribal cultural resource. Potential impacts are less than significant with mitigation incorporated.

****See Mitigation Measure Nos. 3 and 4; Section V. Cultural Resources***

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 20-lot subdivision will operate via self-contained, decentralized private utilities on each individual lot, eliminating any reliance on centralized municipal plants.

Domestic water will be supplied by individual on-site wells. As detailed under Section XVII.B (VMT Analysis), the project's low-density footprint satisfies regional hydrogeologic sustainability metrics and will not require the expansion of out-of-boundary public water facilities.

Liquid waste will be treated via lot-by-lot private septic systems. Per the City of Fresno Department of Public Utilities (DPU) directive, these systems must integrate modern treatment controls (such as bubblers/diffusers) to shield the underlying subbasin aquifer from quality degradation. Furthermore, per Fresno County Ordinance Code 14.12.030, property owners are contractually mandated to tie into public sewer networks within three years if centralized services are eventually extended into the area.

To accommodate the subdivision's internal road framework, the developer is required by the Fresno Irrigation District (FID) to improve and pipe the open-channel segment of the East Branch - W. Br. No. 5 Canal traversing the site. The applicant must pipe this alignment using a 36-inch inside diameter rubber-gasket reinforced concrete pipe (RGRCP wrapped with MacWrap) laid within a minimum 30-foot exclusive easement. Because this infrastructure is engineered solely to replace an active, open earthen ditch with an equivalent underground pipeline to eliminate erosion and root-intrusion risks, its localized installation represents a standard civil upgrade that will not yield adverse physical environmental effects.

The project site will be tied into the regional energy network by extending connection lines from nearby existing grids. Pacific Gas & Electric Company (PG&E) has verified facility compatibility in the immediate vicinity. To preserve local safety and visual resources, the project is bound by General Plan Policies PF-J.3 and PF-A.5, mandating that all new dry utility lines (electric, gas, and communication) be placed strictly underground on-site within dedicated Public Utility Easements (PUE). PG&E mandates that these PUE alignments remain entirely clear of permanent buildings, structures, or water wells.

Because all utility infrastructure upgrades are limited to standard, localized on-site line undergrounding, private septic's, individual wells, and a localized canal piping replacement, the construction and relocation of these utilities will not result in significant environmental effects. Potential impacts are less than significant.

The project does not propose or rely on a centralized public drainage facility. Instead, as a primary project design feature, the developer is installing individual on-site retention basins on all twenty (20) residential lots. These lot-by-lot basins must be custom-engineered to fully capture and percolate all post-development stormwater runoff within each lot's boundaries. As mandated by the RMO Division, these private basins are restricted from exporting overflow onto adjacent agricultural parcels or into the public roadside drainage lines of Tulare and Locan Avenues. Per standard safety conditions, any individual lot basin

engineered to a depth greater than 18 inches will require local perimeter fencing to completely preclude public access. Because these drainage facilities are decentralized, low-impact earthworks confined entirely to the interior of each private parcel, their localized construction will not result in significant external environmental effects.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed 20-lot residential subdivision will rely entirely on decentralized, individual on-site water wells for its potable water supply rather than connecting to a municipal distribution network. According to the project's operational data reviewed by the City of Fresno Department of Public Utilities (DPU), the estimated domestic water consumption is 427.5 gallons per day per single-family household, totaling an incremental project-wide demand of approximately 8,550 gallons per day.

To ensure long-term water reliability and protect regional water tables during normal, dry, and multiple dry years, the project must comply with the following mandatory resource management frameworks prior to map recordation and final well permitting:

- In accordance with General Plan Policy PF-C.10 and PF-C.11, the project must comply with the sustainability objectives of the Sustainable Groundwater Management Act (SGMA) and the North Kings Groundwater Sustainability Plan (GSP). This alignment prevents localized groundwater level declines and protects the supply of neighboring agencies utilizing the same subbasin.
- Because the site is located within an area holding surface water allocations, the developer must participate in an effective recharge or utilization program managed by a public agency (such as the Fresno Irrigation District) to offset the project's raw groundwater extraction.
- The construction of all 20 single-family units must incorporate low-flow plumbing fixtures and water-conserving landscape design features to actively suppress drought-cycle consumption.

Because the subdivision's localized demand is minimal, matches the County's long-range land use projections, and is strictly conditioned to satisfy regional GSP sustainability and recharge benchmarks, sufficient water supplies are available to serve the project under all climate scenarios. Potential impacts are less than significant

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each lot in the proposed subdivision will be served by an individual sewage disposal system. Such system will be designed and installed by a certified California Registered Geologist, Professional Engineer, or Registered Environmental Health Specialist.

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

FINDING: NO IMPACT:

All solid wastes generated by the tract map will be subject to Solid Waste provisions of County Ordinance Code Chapter 8.20. and compliance with applicable federal, state, and local solid waste reduction goals.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The 46.77-acre project site is located entirely on the flat valley floor of Fresno County, characterized by low-density rural residential and ongoing agricultural operations. According to the Fresno County General Plan Health and Safety Element (Figure HS-5), the property is not located within or near a State Responsibility Area (SRA) and is not classified as a Very High Fire Hazard Severity Zone.

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 project impact to biological resources and cultural resources have been reduced to a less than significant level with the incorporation of a Mitigation Measures discussed in Section V. CULTURAL RESOURCES above.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 46.77-acre site has been heavily altered by long-term almond orchard cultivation, minimizing its capacity to function as a natural habitat or an active wildlife movement corridor. The project application was formally routed to the California Department of Fish and Wildlife (CDFW), and the agency returned no comments or expressions of concern regarding nesting raptors, migratory birds, sensitive habitats, or regional wildlife corridors. Because there is no substantial evidence in the record indicating the presence of or potential impact to sensitive biological assets, project-specific biological mitigation measures are not warranted under CEQA. Routine compliance with standard local and state regulations will ensure that biological impacts remain less than significant.

The project record contains explicit substantial evidence regarding potential subsurface prehistoric and historic assets. The formal summary record search program under the California Historical Resources Information System (CHRIS) determined that the project area has not been previously surveyed in its entirety by a qualified cultural resource professional and officially recommended a new assessment.

Because deep grading, parcel infrastructure trenching, and lot-by-lot basin excavations retain the potential to encounter previously unrecorded subsurface deposits, tribal values, or buried human remains, a new professional archaeological survey is mandatory prior to project plan approval. Rather than duplicating these extensive parameters, full compliance with the specific survey mandates, agency notifications, and standard statutory handling protocols for unexpected discoveries is detailed comprehensively under Section V (Cultural Resources - Mitigation Measures 1.a through 1.c) and cross-referenced in Section XVIII (Tribal Cultural Resources).

Implementing these targeted cultural mitigation actions ensures the project will not eliminate important examples of California history or prehistory.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

With the adherence to the conditions of approval and mitigation measures contained in this report, development and operation of the proposed 18-lot planned residential development would not result in a direct or indirect substantial adverse effects on human beings.

CONCLUSION/SUMMARY

Based upon Initial Study No. 8626 prepared for Tentative Tract Map Application No. 6489 (Belmont Almonds), 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 mineral resources, forestry resources, or wildfire.

Potential impacts related to air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, tribal cultural resources, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics, agricultural resources, biological resources, cultural resources, and transportation have been determined to be less than significant with the identified Mitigation Measures incorporated into the project design.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at the Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Fresno, California.

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County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study No. 8626, Tentative Tract Map Application No. 6489.
2. **Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
3. **Contact person and phone number:**
Alyce Alvarez, Planner, (559) 600-9669
4. **Project location:**
The subject parcel is located on the east side of N. Locan Avenue, approximately 2,640 feet east of the City of Fresno. (7760 E. Tulare Avenue, Fresno) (APN:313-072-23). (Sup. Dist. 5).
5. **Project sponsor's name and address:**
Belmont Almonds, LLC
1100 S. Robertson Blvd
Los Angeles, CA 90035
6. **General Plan designation:**
Rural Residential
7. **Zoning:**
RR (Rural Residential; 2-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Tentative Tract Map proposing to allow the creation of twenty (20) lots, each with a minimum of two (2) net acres in size from an existing 46.77-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project area is rural residential in character and is mostly developed with single-family homes. The single-family homes are located on abutting parcels to the, north, south, east and west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

The project site is moderately sensitive for archeological resources. Pursuant to Assembly Bill (AB) 52, the project was routed to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. However, in the unlikely event that cultural resources are identified on the property, Mitigation Measures included in the Section V. CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:


Alyce Alvarez, Planner

REVIEWED BY:


Ober Ramirez, Senior Planner

Date: 8/3/2026

Date: 8/3/2026

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INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM (Initial Study No. 8626, Tentative Vesting Tract Map Application No. 6489)

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

Would the project:

- 3 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

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

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 2 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

- 2 a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 2 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?
- 2 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?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 2 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on or off site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XIII. NOISE

Would the project result in:

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

XIV. POPULATION AND HOUSING

Would the project:

- 2 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)?

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

XV. PUBLIC SERVICES

Would the project:

- 2 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:
- 2 i) Fire protection?
- 2 ii) Police protection?
- 2 iii) Schools?
- 2 iv) Parks?
- 2 v) Other public facilities?

XVI. RECREATION

Would the project:

- 2 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?
- 2 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 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?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 2 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan
Fresno County Zoning Ordinance
Important Farmland 2022 Map, State Department of Conservation
Air Quality and Greenhouse Gas Impact Assessment by VRPA Technologies, Inc., dated April 2022.
Archaeological Resources Inventory and Built Resources Evaluation (Confidential)
Transportation Impact Study by VRPA Technologies, Inc. dated January 25, 2023.

AA

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Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: Initial Study No. 8626 and Tentative Tract Map Application No. 6489

Lead Agency: County of Fresno

Contact Name: Alyce Alvarez

Email: alyalvarez@fresnocountyca.gov

Phone Number: (559) 600-9669

Project Location: Fresno

City

Fresno

County

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

Tentative Tract Map proposing to allow the creation of twenty (20) lots, each with a minimum of two (2) net acres in size from an existing 46.77-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

The subject parcels is located on the east side of N. Locan Avenue, approximately 2,640 feet east of the City of Fresno, (APN: 313-072-23) (7760 E. Tulare Avenue, Fresno) (Sup. Dist. 5).

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

It has been determined that there would be no impacts to mineral resources, forestry resources, or wildfire.

Potential impacts related to air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, tribal cultural resources, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics, agricultural resources, biological resources, cultural resources, and transportation have been determined to be less than significant with the identified Mitigation Measures incorporated into the project design.

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

No areas of controversy were identified by reviewing Agencies, Departments, or the public.

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

County of Fresno Department of Public Works and Planning

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 8626, Tentative Tract Map Application No. 6489

Lead Agency: Fresno County

Contact Person: Alyce Alvarez

Mailing Address: 2220 Tulare St

Phone: 559-600-9669

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno

City/Nearest Community: Fresno

Cross Streets: N. Locan Ave. and E. Tulare Ave

Zip Code: 93737

Longitude/Latitude (degrees, minutes and seconds): 36 ° 44 ' 47.82 " N / 119 ° 39 ' 06.10 " W Total Acres: 46.77

Assessor's Parcel No.: 313-072-23

Section: 2

Twp.: 14S

Range: 21E

Base: M.D.B.M.

Within 2 Miles: State Hwy #: 180

Waterways: N.A.

Airports: N.A.

Railways: N.A.

Schools: Temperance Kutner Elementary School

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☒ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☒ Land Division (Subdivision, etc.)

☐ Other:

Development Type:

☒ Residential: Units 20 Acres 46.77

☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____

☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____

☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW _____

☐ Educational: _____

☐ Waste Treatment: Type _____ MGD _____

☐ Recreational: _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____

MGD _____

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☒ Vegetation

☒ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☒ Water Quality

☒ Air Quality

☐ Forest Land/Fire Hazard

☒ Septic Systems

☒ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☒ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☒ Minerals

☒ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☒ Noise

☒ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☐ Population/Housing Balance

☒ Toxic/Hazardous

☒ Cumulative Effects

☐ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☒ Other: Utilities/Energy/Tribal

Present Land Use/Zoning/General Plan Designation:

R-R (Rural Residential; 2-acre minimum parcel size)

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

Tentative Tract Map proposing to allow the creation of twenty (20) lots, each with a minimum of two (2) net acres in size from an existing 46.77-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

Reviewing Agencies Checklist

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

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

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

Starting Date August 7, 2026

Ending Date September 7, 2026

Lead Agency (Complete if applicable):

Consulting Firm: N/A

Applicant: Stanley Kjar, Belmont Almonds LLC

Address: _____

Address: 1100 S Robertson Blvd

City/State/Zip: _____

City/State/Zip: Los Angeles, CA, 90035

Contact: _____

Phone: 559-600-9669

Phone: _____

Signature of Lead Agency Representative: Alyce Alamy

Date: 8/16/26

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