

**CITY COUNCIL MEETING
OF THE
CITY OF PARLIER**

"SPECIAL MEETING AGENDA"

DATE: Wednesday, February 22, 2017
TIME: 6:30 P.M.
PLACE: Parlier City Council Chambers
1100 E. Parlier Avenue
Parlier, CA. 93648

I. CALL TO ORDER/WELCOME:

Roll Call: Mayor Alma M. Beltran, Mayor Pro-Tem Jose Escoto, Councilwoman Diane Maldonado, Councilman Noe Rodriguez, City Clerk Dorothy Garza.

Flag Salute: Mayor Alma M. Beltran

II. PUBLIC HEARINGS:

A. SUBJECT: City Council to consider Adoption of a CEQA Mitigated Negative Declaration (SCH #2017021003) and Approval of a General Plan Amendment and a Site Plan for the Fresno Housing Authority's Oak Grove Apartments Project.

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 2017-15, Adopting the mitigated negative declaration, Resolution No 2017-16 Approving the amendment to the General Plan, and Resolution No. 2017-17, Approving the Site Plan.

III. PUBLIC COMMENTS ON CLOSED SESSION:

(THIS PORTION OF THE MEETING IS RESERVED FOR PERSONS DESIRING TO ADDRESS THE COUNCIL ON AN ITEM WHICH IS TO BE CONSIDERED DURING CLOSED SESSION. SPEAKERS SHOULD LIMIT THEIR COMMENTS TO FIVE (5) MINUTES.)

IV. CLOSED SESSION:

Government Code Section 54957
PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT
Title: Interim City Manager

Government Code Section 54957.6
CONFERENCE WITH LABOR NEGOTIATORS
Agency designated representative: City Attorney
Unrepresented Employee: Interim City Manager

V. ADJOURNMENT

ADA Notice: In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (559) 646-3545 ext. 227. Notification 48 hours prior to the meeting will enable the City to make arrangements to ensure accessibility to this meeting.

Documents: Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the front counter at City Hall located at 1100 E. Parlier Avenue, Parlier, CA. during normal business hours. In addition, most documents are posted on the City's website at parlier.ca.us

STATEMENT ON RULES OF DECORUM AND ENFORCEMENT

The Brown Act provides that members of the public have a right to attend public meetings, to provide public comment on action items and under the public forum section of the agenda, and to criticize the policies, procedures, or services of the city or of the acts or omissions of the city council. The Brown Act also provides that the City Council has the right to exclude all persons who willfully cause a disruption of a meeting so that it cannot be conducted in an orderly fashion.

During a meeting of the Parlier City Council, there is a need for civility and expedition in the carrying out of public business in order to ensure that the public has a full opportunity to be heard and that the Council has an opportunity to conduct business in an orderly manner. The following is provided to place everyone on notice of the rules of decorum and enforcement.

GENERAL RULES OF DECORUM

While any meeting of the City Council is in session, the following rules of decorum shall be observed:

1. All remarks shall be addressed to the City Council as a whole and not to any single member, unless in response to a question from a member of the City Council.
2. A person who addresses the City Council under public comment for a specific agenda item or under the Public Forum section of the agenda may not engage in speech or conduct (i) which is likely to provoke others to violent or riotous behavior, (ii) which disturbs the peace of the meeting by loud and unreasonable noise, (iii) which is irrelevant or repetitive, or (iv) which disrupts, disturbs, or otherwise impedes the orderly conduct of any City Council meeting.
3. A person, other than members of the Council and the person, who has the floor, shall not be permitted to enter into the discussion unless requested by the Mayor to speak.
4. Members of the City Council may not interrupt a person who has the floor and is making public comments. Members of the City Council shall wait until a person completes his or her public comments before asking questions or commenting. The Mayor shall then ask Council members if they have comments or questions.
5. No person in the audience at a Council meeting shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts which disturb, disrupt or otherwise impeded the orderly conduct of any Council meeting.



AGENDA ITEM: III - A
MEETING DATE: 2/22/17
DEPARTMENT: Administration

REPORT TO CITY COUNCIL

SUBJECT:

City Council to Consider Adoption of a CEQA Mitigated Negative Declaration (SCH #2017021003) and Approval of a General Plan Amendment and a Site Plan for the Fresno Housing Authority's Oak Grove Apartments Project

RECOMMENDATION:

Staff recommends that the City Council adopts Resolution No. 17-15, adopting the mitigated negative declaration, Resolution No. 17-16 approving the amendment to the General Plan, and Resolution No. 17-17, approving the site plan.

BACKGROUND:

On December 22, 2016 the Community Development Department received and accepted an application for site plan review for the Oak Grove Apartments project. Staff subsequently determined that the project would also be subject to a General Plan amendment related to the allowable density of the development. The application was deemed complete, and is now before the City Council for its consideration.

PROPOSAL & DISCUSSION:

NOTE: A complete description of the project and its physical and operational components is contained within Chapter 2 of the accompanying California Environmental Quality Act ("CEQA") document.

The Fresno Housing Authority ("Authority") currently operates a 50-unit multifamily complex at 595 Bigger Street (Assessor's Parcel No. 355-041-24T), an approximately 7.59-acre site across Avila Street to the east of Parlier City Hall. The northwestern portion of the site contains a local Boys and Girls Club facility. The Authority proposes to demolish the existing multifamily complex and construct 56 new multifamily dwellings on approximately 4.82 acres of the site; the remaining acreage would remain undeveloped, with the exception of the Boys and Girls Club, which would remain as it currently exists. The site plan, floor plans, and elevations are attached.

ANALYSIS:

General Plan Amendment

The General Plan currently designates the project site as High Density Residential, which allows development at a density of 14.8-21.8 units per acre ("u/a"). The project was originally constructed in 1964 prior to adoption of any general plan at a density of

approximately 6.59 u/a. The current proposal would place 56 units on 4.82 acres, for a new density of 11.62 u/a. Because this falls outside the allowable range, the project proposes to amend the Land Use Map of the City of Parlier General Plan from High Density Residential to Medium Density Residential (5.6-14.5 u/a). CA Govt. Code Sections 65353-65358 contain the procedures for adoption or amendment of a general plan. If there is a Planning Commission authorized to make recommendations about general plan amendments, it is required to conduct a public hearing to consider the proposal, following which it may make a recommendation to the City Council. The City Council must then conduct a public hearing to consider the recommendation. Since the Parlier Municipal Code does not state that the Planning Commission is a recommending body for general plan amendments, the City Council is charged with the sole responsibility. Additionally, a city may not amend a single element of its general plan more than four times per calendar year. Adoption of the proposed general plan amendment would constitute the first amendment to the City's Land Use Element for Calendar Year 2017.

Senate Bill 18 ("SB 18"), codified at Govt. Code Section 65352.3, requires that any proposed general plan amendment be referred to Native American Tribes for consultation in order to protect or mitigate impacts to cultural places. Tribes have 90 days from receipt of the notice to provide comments or request additional consultation. This is a distinct process from AB 52 Tribal Consultation, which is discussed under Environmental below. Staff contacted the Native American Heritage Commission ("NAHC"), which provided a list of Tribes traditionally and culturally affiliated with the project area:

Kitanemuk & Yowlumne Tejon Indians
Santa Rosa Rancheria Tachi Yokut Tribe
Table Mountain Rancheria
Tule River Indian Tribe

Staff sent letters notifying these Tribes of the project on December 22, 2016 pursuant to both SB 18 and AB 52. Responses were received from all four Tribes, and are contained in Appendix C to the CEQA document. Only the Santa Rosa Tribe expressed an immediate interest in the project. It recommended that the City require cultural sensitivity training for the construction workers that will be operating on the site. The City has included this recommendation as a mitigation measure within the CEQA document and as a condition of approval to the project.

Zoning

The site is zoned R-2 Low-Density Multiple Family Residential, which is consistent with the proposed General Plan Land Use of the site, and allows for development of apartments at the density proposed. R-2 zoning requires that there be at least 3,000 square feet of site area per unit; the project proposes approximately 3,750 square feet of site per unit, which includes all open spaces, parking, and circulation.

Site Plan Review

Prior to approving a site plan, the Planning Commission, or if no planning commission has been appointed, the City Council, must make findings as prescribed by Parlier Municipal Code Section 18.40.040:

1. The project complies with all provisions of the Zoning Ordinance.
The site is zoned R-2 Low-Density Multiple Family Residential. The proposed use itself is permitted subject to approval of a site plan, and meets the appropriate development standards.
2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety are protected, and there will be no adverse effect on surrounding property:
 - a. Facilities and improvements
The site plan indicates a logical and orderly pattern of development, with a centralized community area and dwellings largely located toward the exterior of the site. Pedestrian access is provided via improved walks throughout the site, and pedestrian gates are located along E. Parlier Avenue.
 - b. Vehicular ingress, egress, and internal circulation
The project proposes two points of vehicular access to public streets, and internal circulation and parking are so arranged to provide convenient access to all dwellings. The project contains more parking spaces than are required by the Zoning Ordinance, which will reduce or eliminate parking on the abutting streets.
 - c. Setbacks
The project meets the R-2 setback requirements.
 - d. Height of buildings
The peak height of proposed structures (two stories and 32 feet) is less than the R-2 maximum of two and one-half stories and 35 feet.
 - e. Location of service
Public utilities (water and sewer) are available within the abutting public streets. The project will drain to the existing storm drain inlet on the north side of Tulare Street east of Avila Street.
 - f. Walls
All fences and walls will conform to the requirements of City of Parlier Standard Drawing Nos. M-3 to M-7.
 - g. Landscaping
The project will maintain in place many of the existing mature trees, including the street trees along E. Parlier Avenue. The project is required to provide a landscaping plan for review and approval by the Community Development Department.
3. Proposed lighting is so arranged as to reflect the light away from adjoining properties.
The project is required to provide a lighting plan for the review and approval of the City Engineer. Said plan will indicate location, direction, and illumination levels of all lighting.
4. Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility.
All signage must be approved pursuant to the standards and guidelines of the Parlier Municipal Code prior to installation

Environmental

The first step in complying with CEQA is to determine whether the activity in question constitutes a "project" as defined by CEQA, Public Resources Code Section 21000, *et seq.*

and the CEQA Guidelines, California Code of Regulations Section 15000, *et seq.* A “project” consists of the whole of an action (i.e. not the individual pieces or components) that may have a direct or reasonably foreseeable indirect effect on the environment. The second step is to determine whether the project is subject to or exempt from the statute. This proposal both qualifies as a project under CEQA and is subject to CEQA. It involves the issuance to a person of a “lease, permit, license, certificate, or other entitlement for use” and involves amendment to the General Plan, which action is expressly considered to be a “project” pursuant to CEQA Guidelines Section 15378. Although there is an exemption to CEQA for “Infill Development” for which the project might otherwise qualify, that exemption requires that the proposed project be consistent with the General Plan. Given that a general plan amendment is required to facilitate the project, that exemption cannot be used.

Assembly Bill 52 (“AB 52”), codified at Public Resources Code Section 21080.3.1, *et seq.*, requires that prior to releasing a CEQA document for public review, a lead agency, in this case the City of Parlier, must notify any Native American Tribe that has presented the City with a written request for notification. The City received such a letter from the Santa Rosa Rancheria Tachi Yokut Tribe on July 13, 2016. As a result, the City is obligated to notify Santa Rosa of any project for which it intends to prepare a negative declaration, mitigated negative declaration, or environmental impact report. This is a separate process from the SB 18 process described above under General Plan Amendment.

Tribes have 30 days from receipt of the notice to provide comments or request that the City initiate formal consultation. Within a further 30 days, the City must initiate that consultation, the intention of which is to identify potential impacts to tribal cultural resources and any mitigation that can reduce or eliminate those impacts. Once initiated, there is no limit to the duration of the formal consultation: either mitigation is agreed upon; the parties agree that no mitigation is needed; or one party determines that a good-faith effort has been made to agree, but no agreement is forthcoming. Although the City is only required to notify Santa Rosa, the NAHC has made strong recommendations that all potentially-affected Tribes be notified, not just those that have previously submitted written requests. Accordingly, the same Tribes notified pursuant to SB 18 were notified pursuant to AB 52.

As mentioned, the Santa Rosa Tribe recommended that the City require cultural sensitivity training for the construction workers that will be operating on the site. The City has included this recommendation as a mitigation measure within the CEQA document and as a condition of approval to the project.

Staff prepared an initial study to examine the potential environmental effects of the Project. Based on the results of the initial study, the City Planner made a preliminary finding on January 31, 2017 that, with implementation of the mitigation measure included at the recommendation of the Santa Rose Tribe, the project would not have a significant impact on the environment, and that a mitigated negative declaration would be prepared. On February 1, 2017, a notice of intent to adopt an initial study/ mitigated negative declaration (IS/MND) was published in *The Business Journal*. On February 2, 2016, the notice of intent was filed with the Fresno County Clerk. The notice of intent indicated that the combined initial study/ mitigated negative declaration (“IS/MND”) would be subject to a public review and comment period starting on February 1, 2017 and ending on February 21, 2017 (see below for notes regarding the dates and duration of the comment period). It further stated

that the Parlier City Council would consider the CEQA document and the other components of the project at a special meeting on February 22, 2017. Due to posting of the notice of intent by the County Clerk on February 2 instead of February 1, the City is accepting public and agency comments until February 22, 2017.

Because the project involves the use of a State funding mechanism (tax credits), the City was required to provide copies to the State Clearinghouse ("SCH") for distribution to State agencies. Typically, this results in a mandatory 30-day review and comment period. However, as a result of the March 1 deadline for the Housing Authority, itself a public agency, to submit its funding application, SCH agreed to reduce the comment period to 20 days pursuant to CEQA Guidelines Appendix K ("Criteria for Shortened Clearinghouse Review"), Criterion No. 2. This required the concurrence of the California Department of Fish & Wildlife ("CDFW"), which staff received on January 17, 2017.

As of this writing, the City has not received any comments on either the IS/MND or the Project itself other than a "no comment" email from CDFW received February 3, 2017. SCH has not received any comments from other State agencies.

Public Notice


In addition to the publication and posting of the notice of intent, a notice of public hearing was published in the February 13, 2017 edition of *The Business Journal*.

FISCAL IMPACT:

The project is subject to the City's Pipeline Project Development Impact Fee Incentive Program, under which development fees collected are reduced to 50% of what would otherwise be collected, excepting public safety fees. Although the project proposes to construct 56 dwellings, 50 of these would effectively replace the existing dwellings onsite and thus would not result in any new impacts to the City's infrastructure. As a result, development impact fees would only be assessed based on the increase to the number of dwellings, or six units. Fees collected for the project are outlined in the conditions of approval, and amount to \$19,933.11.

Fees for review and processing of applications and construction drawings are typically borne by the applicant, and are not affected by the Incentive Program.

Prepared By:


Jeffrey O'Neal, AICP
Contract City Planner

for
Israel Lara, Jr.
City Manager



City of Parlier Oak Grove Apartments Project
APN 355-041-24T 595 Bigger Street

 Project Site

MITIGATED NEGATIVE DECLARATION

LEAD AGENCY: City of Parlier
1100 E. Parlier Avenue
Parlier, CA 93648

PROJECT TITLE: Oak Grove Apartments Project

STATE CLEARINGHOUSE: 2017021003

ADDRESS/LOCATION: 595 Bigger Street; Fresno County APN 355-041-24T

PROJECT APPLICANT: Fresno Housing Authority

PROJECT DESCRIPTION: The proposed Project includes amending the General Plan Land Use Designation of the site to Medium Density Residential, and site plan review to authorize demolition of 50 existing multifamily dwellings and new construction of 56 multifamily dwellings.

CONTACT PERSON: Jeffrey O'Neal, AICP, Contract City Planner; 559.646.3545

The City Council of the City of Parlier has reviewed the proposed Project described herein along with the initial study prepared pursuant to the California Environmental Quality Act (CEQA), and has found that this Project will have no significant impact on the environment for the following reasons:

1. The project does not have the potential to 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, 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. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The project does not have possible environmental effects which are individually limited but cumulatively considerable; "cumulatively considerable" means that the incremental effects of an individual 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.
4. The environmental effects of a project will not cause substantial adverse effects on human beings, either directly or indirectly.
5. Mitigation measures ☒ were, ☐ were not made a condition of the approval of the project.

On February 22, 2017, the Parlier City Council adopted Resolution No. 17-XX, determining that, with the incorporation of mitigation measures, the above Project would have no significant effect on the environment. Copies of documents relating to the Project may be examined by interested parties at Parlier City Hall, 1100 E. Parlier Avenue, Parlier, CA 93648.

Dated: _____

Attest: _____
Hon. Alma Beltran, Mayor



EDMUND G. BROWN, JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE



KEN ALEX
DIRECTOR

February 1, 2017

Jeff O'Neal
City of Parlier
1100 E. Parlier Avenue
Parlier, CA 93648

RE: Oak Grove Apartments **SCH# 2017021003**

Jeff O'Neal:

We have reviewed your shortened review request and have determined that it is consistent with the criteria set forth in the written guidelines of the Office of Planning and Research for shortened reviews and Section 21091 of the Public Resources Code.

The shortened review period for a mitigated negative declaration shall not be less than 20 days. The review process for the referenced project will start on **February 1, 2017** and end on **February 21, 2017**.

If you have any questions, please contact Christine Asiata Rodriguez at (916) 445-0613.

Sincerely,

Scott Morgan
State Clearinghouse Director

cc: file **RECEIVED**

FEB 08 2017

City of Parlier

Oak Grove Apartments Initial Study / Mitigated Negative Declaration

February 2017

Prepared for:
City of Parlier
Parlier, California

Prepared by:
Provost & Pritchard Consulting Group
286 W. Cromwell Avenue, Fresno, CA 93711



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CHAPTER 1

INTRODUCTION

1 Introduction

The City of Parlier (City) has prepared this Initial Study/ Mitigated Negative Declaration (IS/MND) to address the environmental effects of the Oak Grove Apartments Project (Project), proposed by Fresno Housing Authority (Authority). This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, *et seq.* The City of Parlier is the CEQA lead agency for the proposed Project.

The Fresno Housing Authority is a public housing agency established in 1940 pursuant to California Health and Safety Code (HSC) Section 34200, *et seq.* and the United States Housing Act of 1937¹ to provide housing options and assistance to residents of the City of Fresno. Five years later, the County of Fresno created its own Housing Authority. Although the two remain separate agencies, they have since functioned together under the umbrella of the Fresno Housing Authority, sharing staff and other resources.² Through funding partnerships with the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and other federal and State resources, the Authority provides affordable housing to low-income residents throughout Fresno County.

The Authority currently operates a 50-unit affordable housing community on Fresno County Assessor's Parcel Number (APN) 355-041-24T, an approximately 7.59-acre site within central Parlier. The site also contains a Boys and Girls Club facility at its western end. The existing dwellings were constructed in 1964, and while generally in good repair,³ are outdated and lacking modern energy-efficient amenities and construction qualities. The Authority intends to remove the existing structures and construct 56 new dwellings on approximately 4.82 acres of the site (11.62 units per acre), with the remaining area left undeveloped; the Boys and Girls Club facility will not be altered or otherwise affected. To accommodate the density of the new development, the proposed Project would also amend the General Plan Land Use designation of the site from High Density Residential (14.8-21.8 units per acre) to Medium Density Residential (5.6-14.5 units per acre). The Authority would subdivide the existing site via deed to create the 4.82-acre housing site and the 2.77-acre remainder (containing the Boys and Girls Club). The Project will be accomplished via a combination of funding from low-interest loans, HUD, and the California Tax Credit Allocation Committee (CTCAC).

The proposed Project is described in further detail in Chapter 2, Project Description.

1.1 Regulatory Information

An Initial Study (IS) is a document conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the California Code of Regulations Title 14 (Chapter 3, Section 15000, *et seq.*)-- also known as the CEQA Guidelines-- Section 15064 (a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the proposed project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant. A negative declaration may be prepared instead; if the lead agency finds that there is no substantial evidence, in light of the whole record that the project may have a significant effect on the environment. A negative declaration is a written statement describing the reasons why a proposed project, not exempt from CEQA pursuant to Section 15300, *et seq.* of Article 19 of the Guidelines,

¹ Housing Authority of Fresno County Basic Financial Statements. 2015.

² <http://www.fresnohousing.org/about/mission-values/fresno-housing-1940-2015/>. Accessed January 2017.

³ Historic Property Survey for the Proposed HAFC Oak Grove Apartments Regeneration Project. John L. Brady, J&R Environmental Services. November 2016.

would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a. The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b. The IS identified potentially significant effects, but:
 1. Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration and initial study is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
 2. There is no substantial evidence, in light of the whole record before the agency, that the proposed project *as revised* may have a significant effect on the environment. If revisions are adopted by the Lead Agency into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a *Mitigated Negative Declaration (MND)* is prepared.

1.2 Document Format

This IS/MND contains four chapters and three appendices. Chapter 1, Introduction, provides an overview of the proposed Project and the CEQA environmental documentation process. Chapter 2, Project Description, provides a detailed description of proposed Project objectives and components. Chapter 3, Impact Analysis, presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible mitigation measures (if applicable). If the proposed Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the proposed Project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Chapter 4, Mitigation Monitoring and Reporting Program (MMRP), provides the proposed mitigation measures, completion timeline, and person/agency responsible for implementation.

The CalEEMod Output Files, Historic Property Survey, and Tribal Correspondence are provided as appendices at the end of this document.

Environmental impacts are separated into the following categories:

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

Less Than Significant After Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

Less Than Significant Impact. This category is identified when the proposed Project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

Acronyms Used in This Document

AB	Assembly Bill
ACBM	Asbestos Containing Building Material
AHERA	Asbestos Hazard Emergency Response Act
Air District	San Joaquin Valley Unified Air Pollution Control District
ARB	Air Resources Board
BMP	Best Management Practices
CAAQS	California Ambient air Quality Standards
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCAA	California Clean Air Act
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFC	Chlorofluorocarbons
CH ₄	Methane
CID	Consolidated Irrigation District
CO	Carbon Monoxide
CO ₂ e	Carbon Dioxide Equivalents
CPUC	California Public Utilities Commission
DPM	Diesel-Exhaust Particulate Matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FCAA	Federal Clean Air Act
FCRTA	Fresno County Rural Transit Agency
FHWA	Federal Highway Administration
GHG	Greenhouse Gases
GWP	Global Warming Potential
HAP	Hazardous Air Pollutants
HFC	Hydrofluorocarbons
HQS	Housing Quality Standards
HUD	Housing and Urban Development
IS/MND	Initial Study / Mitigated Negative Declaration
ISR	Indirect Source Review
NAHC	Native American Heritage Commission
LEA	Local Education Agencies
LSA	Limited Subsurface Assessment
MMRP	Mitigation Measures and Reporting Program
MMT	Million Metric Tons
MOU	Memorandum of Understanding
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NESHAP	Nation Emission Standards for Hazardous Air Pollutants
NHTSA	National Highway Traffic Safety Administration
NO ₂	Nitrogen Dioxide
NPDES	Nation Pollutant Discharge Elimination System
O ₃	Ozone
Pb	Lead
PFC	Perfluorocarbons

PPM	Parts per Million
PM ₁₀	Particulate Matter less than 10 Microns in Diameter
PM _{2.5}	Particulate Matter less than 2.5 Microns in Diameter
ROG	Reactive Organic Gases
SB18	Senate Bill 18
SF ₆	Sulfur Hexafluoride
SIP	State Implementation Plan
SJVAB	San Joaquin Valley Air Board
SJVUAPCD	San Joaquin Valley Unified Air Pollution Control District
SO ₂	Sulfur Dioxide
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan
TAC	Toxic Air Contaminants
TACAC	California Tax Credit Allocation Committee
TPY	Tons Per Year
TSCA	Toxic Substances Control Act
U.S. EPA	United States Environmental Protection Agency
VOC	Volatile Organic Compounds

CHAPTER 2

PROJECT DESCRIPTION

2 Project Description

2.1 Project Background and Objectives

2.1.1 Project Title

Oak Grove Apartments

2.1.2 Lead Agency Name and Address

City of Parlier
1100 E. Parlier Avenue
Parlier, CA 93648

2.1.3 Contact Person and Phone Number

Lead Agency Contact
City of Parlier
Jeffrey O'Neal, AICP
Contract City Planner
1100 E. Parlier Avenue
Parlier, CA 93640
559.449.2700

Project Owner/Operator
Fresno Housing Authority
Brandon Gonzalez
Community Development Coordinator
1331 Fulton Mall
Fresno, CA 93721
559.445.8945

2.1.4 Project Location

The Project is located in southern-central Fresno County, central California, approximately 171 miles southeast of Sacramento and 90 miles north of Bakersfield (see [Figure 1. Regional Location](#)). The Project site is centrally-located within Parlier on Bigger Street between Parlier Avenue and Tulare Street on Assessor's Parcel Number 355-041-24T.

2.1.5 Latitude and Longitude

The centroid of the parcels is 36°36'39.88" N 120°31'58.43" W

2.1.6 General Plan Designation

High Density Residential (see [Figure 4. General Plan](#))

2.1.7 Zoning

R-2 Low Density Multiple Family Residential (see **Figure 5. Zoning**)

2.1.8 Description of Project

2.1.8.1 Project Background:

Housing Authority of Fresno County: The Fresno Housing Authority was created in 1940 in response to a need for affordable housing in the city of Fresno. Five years later, the County established its own Housing Authority. The Housing Authority of the City of Fresno continues to conduct projects within the corporate boundary (i.e. city limits) of the city of Fresno, while the Housing Authority of the County of Fresno provides its services within the unincorporated area as well as within Fresno County's smaller cities. Although each maintains its own Board of Directors, various agreements have allowed the two agencies to function under the same executive management team and to share staff, expertise, and similar resources. The two agencies, collectively operating as the Fresno Housing Authority (the Authority), currently operate more than 4,500 units of affordable housing throughout Fresno County and its cities, and is also active in developing and renovating dwellings to assist first-time homebuyers. Additionally, it manages 12,500 Housing Choice Vouchers (formerly known as Section 8), targeting specific populations such as veterans and the disabled.⁴

Existing Conditions: The existing Oak Grove Apartments project was constructed in 1964, and consists of a 50-unit affordable housing community on Fresno County Assessor's Parcel Number (APN) 355-041-24T, an approximately 7.59-acre site within central Parlier. The site also contains a Boys and Girls Club facility at its northwestern end. The existing apartments are mainly single-story (four are two-story), with some as detached units and other as attached units similar to duplexes. Each has between one and five bedrooms. Fett Drive, a private local street that serves as the primary ingress/egress for the site, enters from Bigger Street and heads west approximately 550 feet, where it turns south to connect to Tulare Street. It has approximately 36 feet of pavement width, and includes a five-foot monolithic sidewalk, curb, and gutter. Both entrances to the site have enhanced landscaping (planter boxes and additional decorative concrete work), with the primary Bigger Street entrance being more elaborate and including signage indicating the name of the facility. Units that abut Bigger and Tulare Streets have vehicular access directly to those streets, while units in the interior are served by individual driveways that double as parking areas. Two eight-inch sewer mains extend into the site beneath Fett Drive, along with a six-inch water main that loops between Bigger Street and Tulare Street. Several dozen mature trees are scattered throughout the site, with those along East Parlier Avenue to the north at regular intervals parallel to the street (i.e. street trees). The interior of the site contains various open-space areas and includes two tetherball courts and a half basketball court. A number of concrete walkways connect the front entrances of the units to their respective parking areas. The entirety of the East Parlier Avenue frontage is protected via a combination block wall/wrought-iron fence of approximately four feet in height. Other portions of the site are protected by a six-foot-high wrought-iron fence.

Oak Grove Apartments Project: The Authority intends to remove the existing structures and construct 56 new dwellings on approximately 4.82 acres of the site (11.62 units per acre), with the remaining area left undeveloped; the Boys and Girls Club facility will not be altered or otherwise affected. New units will contain from two to four bedrooms and two bathrooms, and will meet current building standards for construction and energy efficiency, including standards for appliances and other appurtenances. All new apartments will be attached dwellings, clustered in two-story buildings ranging from two to four units apiece. The structures have an approximate peak roof height of 32 feet.

⁴ <http://www.fresnohousing.org/about/portfolio/>. Accessed January 2017.

The Project will remove all interior hardscape features, including Fett Drive (and the underlying utilities), driveways, concrete walks, and the tetherball and basketball play areas. A clubhouse and recreational area for residents' use are proposed in the center of the facility. The clubhouse, occupying approximately 3,200 square feet, will contain a great hall for meetings and gatherings, two offices, a computer room, a kitchen, men's and women's restrooms, a laundry room, and miscellaneous closets and storage areas. The recreational area will include a tot lot, barbeque area, and related open space. Areas between structures will be landscaped with a combination of lawn and drought-tolerant ground cover and materials. Three trash enclosures, located for convenience to unit clusters, will be provided. A new system of five-foot-wide concrete paths will connect parking areas to dwellings and site amenities, as well as to gated pedestrian entrances/ exits. Throughout, existing trees will remain to the extent that they are viable and do not interfere with building placement; new trees will be planted consistent with an approved landscaping plan. Street trees along East Parlier Avenue will be preserved; see discussion below regarding additional treatment along East Parlier Avenue. Specific location of water and sewer connections will be determined during final improvement plan design, but sewer connection is available to Avila Avenue, Tulare Street, and Bigger Street, while water connection is available to all four streets bounding the site. Storm drainage will surface flow generally to the southwest, where a drain inlet is located at the northwest corner of Tulare Street and Avila Avenue.

The Bigger Street entrance will be relocated farther south, and increased in width to 48 feet, to include colored stamped concrete and a landscaped median. The Tulare Street access will be reconstructed to the east of its current location as a 27-foot-wide drive approach. The sidewalk along East Parlier Avenue will be removed and replaced with a new nine-foot-wide sidewalk. This new walk may meander, contain cut-outs, or otherwise be adjusted to accommodate the existing street trees. All exterior fences and walls will be removed. A new four-foot-high wrought-iron fence will be installed around the site perimeter, with concrete pilasters at 50-inch intervals. The Project will install new five-foot City-standard sidewalk along the entire Bigger Street frontage, and will install sidewalk, curb, and gutter to replace the removed Tulare Street access. Internal circulation will be accomplished via a 27-foot-wide two-way asphalt drive, with two colored stamped-concrete roundabouts with central landscaped planters located at key intersections. 116 parking spaces, of which 60 will be covered (carports), will be provided, oriented perpendicular to the drive aisles. The total includes 12 ADA-accessible spaces, of which four will be covered. See **Figure 2. Site Plan**.

To accommodate the density of the new development, the proposed Project would also amend the General Plan Land Use designation of the site from High Density Residential (14.8-21.8 units per acre) to Medium Density Residential (5.6-14.5 units per acre). The Authority would subdivide the existing site via deed to create the 4.82-acre housing site and the 2.77-acre remainder (containing the Boys and Girls Club), which would remain under the Authority's ownership. The new vacant land surrounding the Boys and Girls club would not be improved other than to apply some level of low-impact landscaping (drought-tolerant ground cover, bark/wood chips, stone, or similar) to prevent dust and mud.

Current residents at the Oak Grove Apartments will be temporarily displaced during demolition and construction. Residents will enter into a memorandum of understanding (MOU) with the Authority that describes each party's obligations and options for temporary housing. Key points include:

- Residents agree to move into an offsite unit for a period not to exceed 12 months
- The Authority will inspect temporary housing units to ensure that they meet Housing Quality Standards (HQS)
- The Authority will provide moving assistance for each household, including transfer of services, travel, and incidental expenses
- Residents will continue to pay rent for their respective units at Oak Grove Apartments
- The Authority will pay the rent for the temporary housing
- Residents receiving temporary housing assistance agree that they will return to the Oak Grove Apartments upon project completion

The Project will be accomplished via a combination of funding from low-interest loans, HUD, and the California Tax Credit Allocation Committee (TCAC).

2.1.8.2 Project Objectives:

Over the course of several years, the Authority has undertaken numerous rehabilitation, renovation, and removal/replacement activities throughout Fresno County. The proposed Project will replace the 50 outdated and inefficient (though still functional) dwellings with 56 modern, energy efficient units. In addition to providing housing for six additional households, the Project will likely result in lower energy and water costs, as well as an increase aesthetic experience for the residents and the community as a whole.

2.1.8.3 Construction

Construction of the Project must begin within 180 days of an award of funding from the TCAC, and is expected to be completed within 12 months of the award. There will be two phases of construction; the first phase consists of demolition and removal of the existing dwellings, certain hardscape features, Fett Drive, and some existing landscaping. The first phase will be approximately 45 days in duration. The second phase will involve construction of the new dwellings, the clubhouse, access and circulation components, and installation of fencing and landscaping, and will be completed within approximately 10.5 months.

Construction equipment will include graders, compacters, backhoes, forklifts, skid steers, front end loaders, water trucks, and materials and equipment hauling trucks. Construction will occur during daylight hours, Monday through Friday, excluding holidays.

It is anticipated that Project construction will require 10-20 construction workers, with approximately 10 construction equipment delivery trucks and 30 construction worker trips per day. For the duration of construction (12 months) it is anticipated that construction-related trips will average 60 trips per day.

Construction will require temporary staging and storage areas for materials and equipment, which will be located onsite. Approximately three acre-feet of water will be needed for dust control during the construction period which equates to approximately 250 gallons per acre per day.

Only non-hazardous waste will be generated during construction. The following wastes are anticipated: vegetative debris from site clearing, concrete, asphalt, common household trash, cardboard, wood, drywall/gypsum board, copper wire, and scrap metal, most of which will be recycled. Although construction is not expected to generate hazardous waste, field equipment used during construction has the potential to contain various hazardous materials such as diesel fuel, hydraulic oil, grease, solvents, adhesives, paints, and other petroleum-based products.

2.1.9 Surrounding Land Uses and Setting:

Fresno County is located approximately in the center of the San Joaquin Valley; stretching approximately 100 miles from the Coast Range foothills to the eastern slope of the Sierra Nevada (see **Figure 1. Regional Location**). The County is bordered by San Benito, Merced, Madera, Mono, Inyo, Tulare, Kings, and Monterey counties. There are 15 incorporated cities in Fresno County, all located on the Valley floor. Parlier has a population of 15,395;⁵ over 60 percent of the County's total population and about 80 percent of the incorporated population resides in the County's two largest cities, Fresno and Clovis. Interstate 5 (I-5), State Route (SR) 99, SR 33, and SR 41 are the major north-south transportation routes. Major east-west routes include SR 168 and SR 180⁶.

⁵ California Department of Finance, 2016.

⁶ 2000 Fresno County General Plan Update EIR. Page 2-1.

The proposed Project is located approximately in the center of the City of Parlier, itself located approximately 15 miles southeast of Fresno. The site is largely surrounded by developed urban uses, including Parlier City Hall and the City's Community Center to the west, single-family residences to the south, commercial development to the east, and a City-owned linear open space and drainage feature to the north (See **Figure 3. Aerial Photo**).

2.1.10 Other Public Agencies Whose Approval May Be Required:

Discretionary approvals that may be required:

- City of Parlier – General Plan Amendment and Site Plan Review

Ministerial approvals and agreements that may be required:

- City of Parlier – building permits, encroachment permits
- San Joaquin Valley Unified Air Pollution Control District – Dust Control Plan (Rule 8021), Indirect Source Review (Rule 9510)
- Central Valley Regional Water Quality Control Board – Stormwater Pollution Prevention Plan (SWPPP)

2.1.11 Consultation with California Native American Tribes

The Project is subject to Native American consultation pursuant to two California statutes: Public Resources Code Section 21080.3 (AB 52) and Government Code Section 65323.3 (SB 18). Under AB 52, the lead agency, within 14 days of determining that an application is complete, must notify any Native American Tribe that has previously requested such notification about the project and inquire whether the Tribe wishes to initiate formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made. SB 18 requires that when an agency proposes to amend its general plan, it must notify any Tribe culturally or historically affiliated with the area. Potentially affected Tribes have 90 days to respond.

The City contacted the Native American Heritage Commission (NAHC) on December 19, 2016 to request a list of potentially affected Tribes pursuant to both statutes. Following receipt of the list, on December 22, 2016 the City sent letters to the following Tribes via certified mail:

- Kitanemuk & Yowlumne Tejon Indians
- Santa Rosa Rancheria Tachi Yokut Tribe
- Table Mountain Rancheria
- Tule River Indian Tribe

Of these, only Santa Rosa had previously requested notification of projects pursuant to AB 52.⁷ However, at the recommendation of the NAHC, the City provided notification to all four Tribes for the purposes of both AB 52 and SB 18.

On January 11, 2017 the City received an email from Delia Dee Dominguez, Chairwoman of the Kitanemuk & Yowlumne Tejon Indians indicating that the Project location is outside of the area with which the Tribe is affiliated, and that the Tribe had no comments.

⁷ Via letter to the City of Parlier dated July 13, 2016.

On January 13, 2017 the City received a letter (dated January 4, 2017) from Robert Pennell, Tribal Cultural Resources Director for the Table Mountain Rancheria. The letter expressed appreciation for the City notifying the Rancheria, that it had no comments, and that it would appreciate further notification if any cultural resources are identified onsite.

On January 27, 2017 the City received an email from Kerri Vera, Director of the Department of Environmental Protection for the Tule River Indian Tribe. The email indicated that the Tribe had no additional information, and that it would defer any consultation to the Table Mountain Rancheria.

On January 27, 2017 the City received an email from Hector “Lalo” Franco, Cultural Specialist and NAGPRA (Native American Graves Protection and Repatriation Act) Coordinator for the Santa Rosa Rancheria Tachi Yokut Tribe. The email stated that while the Tribe does not have any immediate concerns about the Project, it recommends that Project contractors be provided with cultural sensitivity training prior to ground disturbance. The recommended training is included as Mitigation Measure TCR-1.

All potentially-affected Tribes responded prior to the elapse of the 30-day and 90-day deadlines for AB 52 and SB 18, respectively, and none indicated that it wished to initiate additional formal consultation. Along with the inclusion of Mitigation Measure TCR-1, the City believes that it has met the intent of both statutes addressing Tribal Consultation.

All Tribal correspondence is included within Appendix C to this initial study.

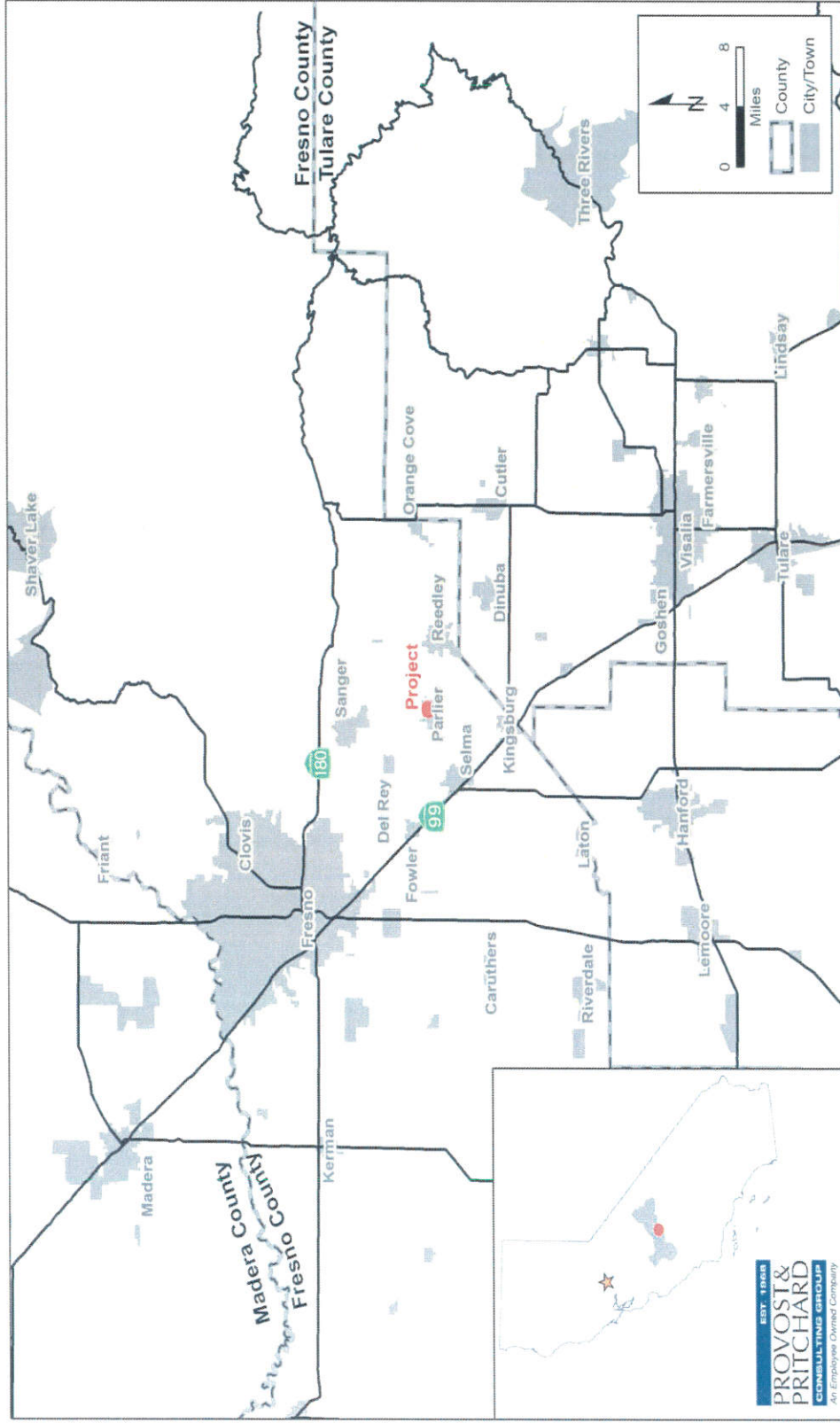


Figure 1. Regional Location

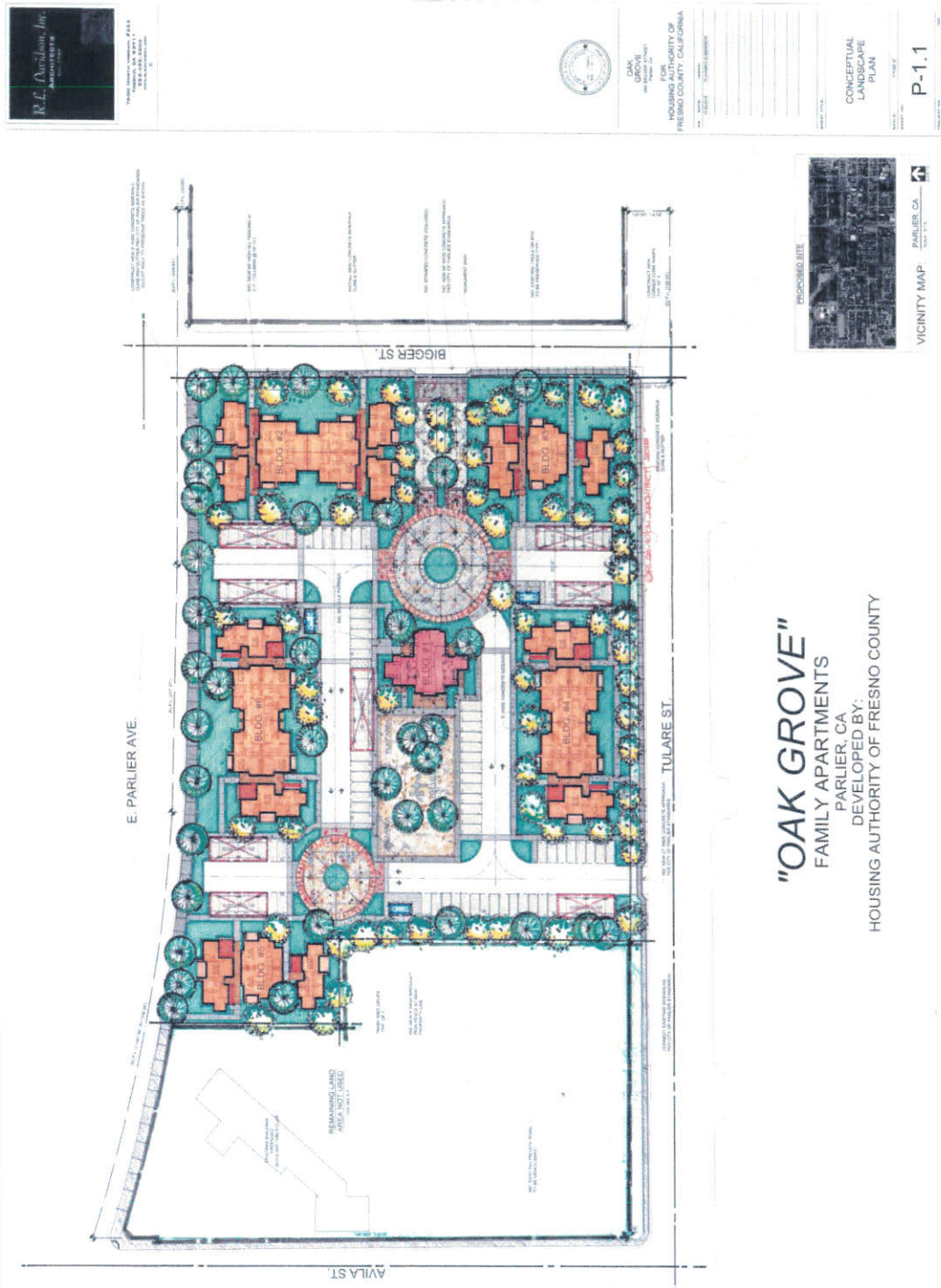


Figure 2. Site Plan

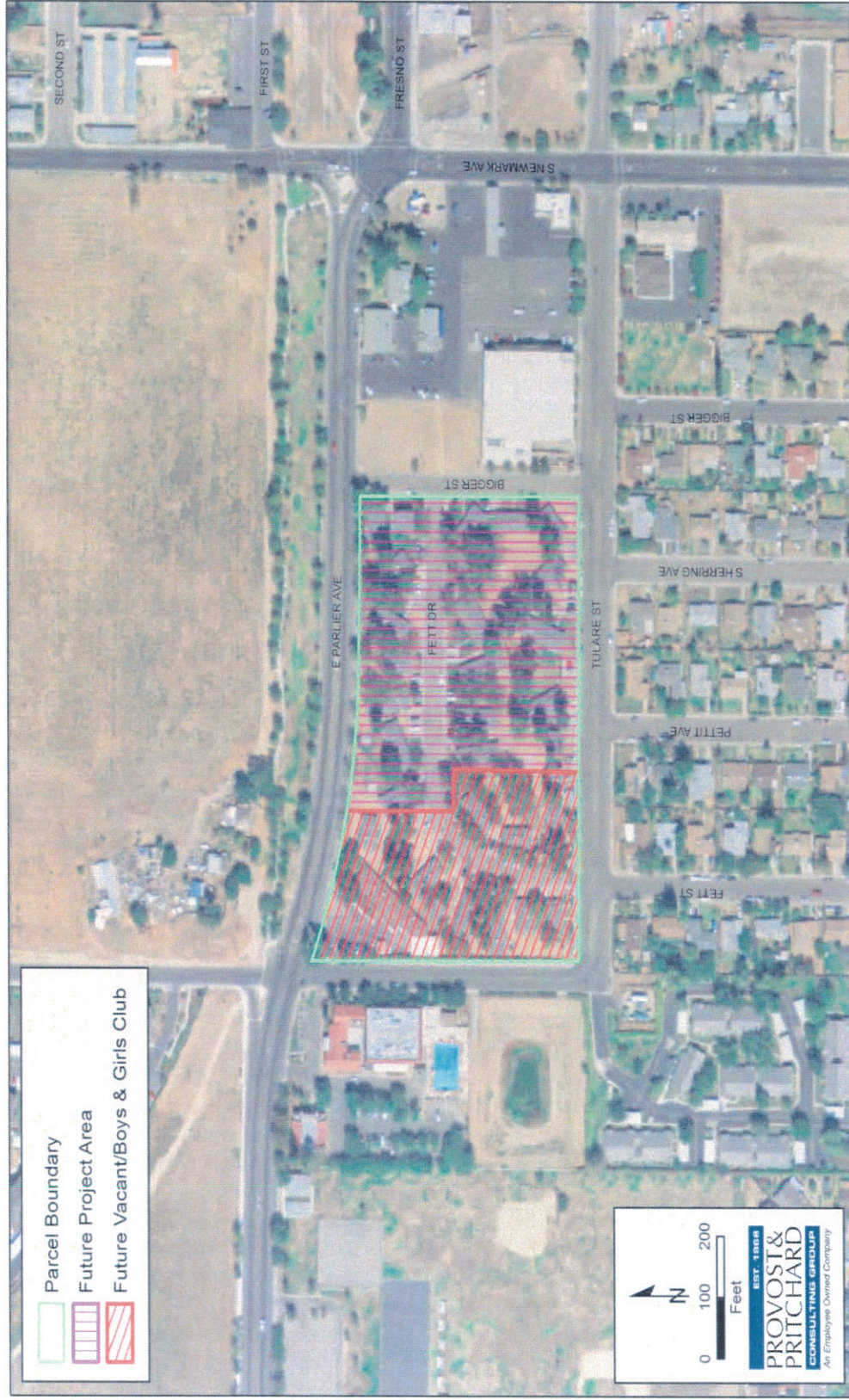


Figure 3. Aerial Photo

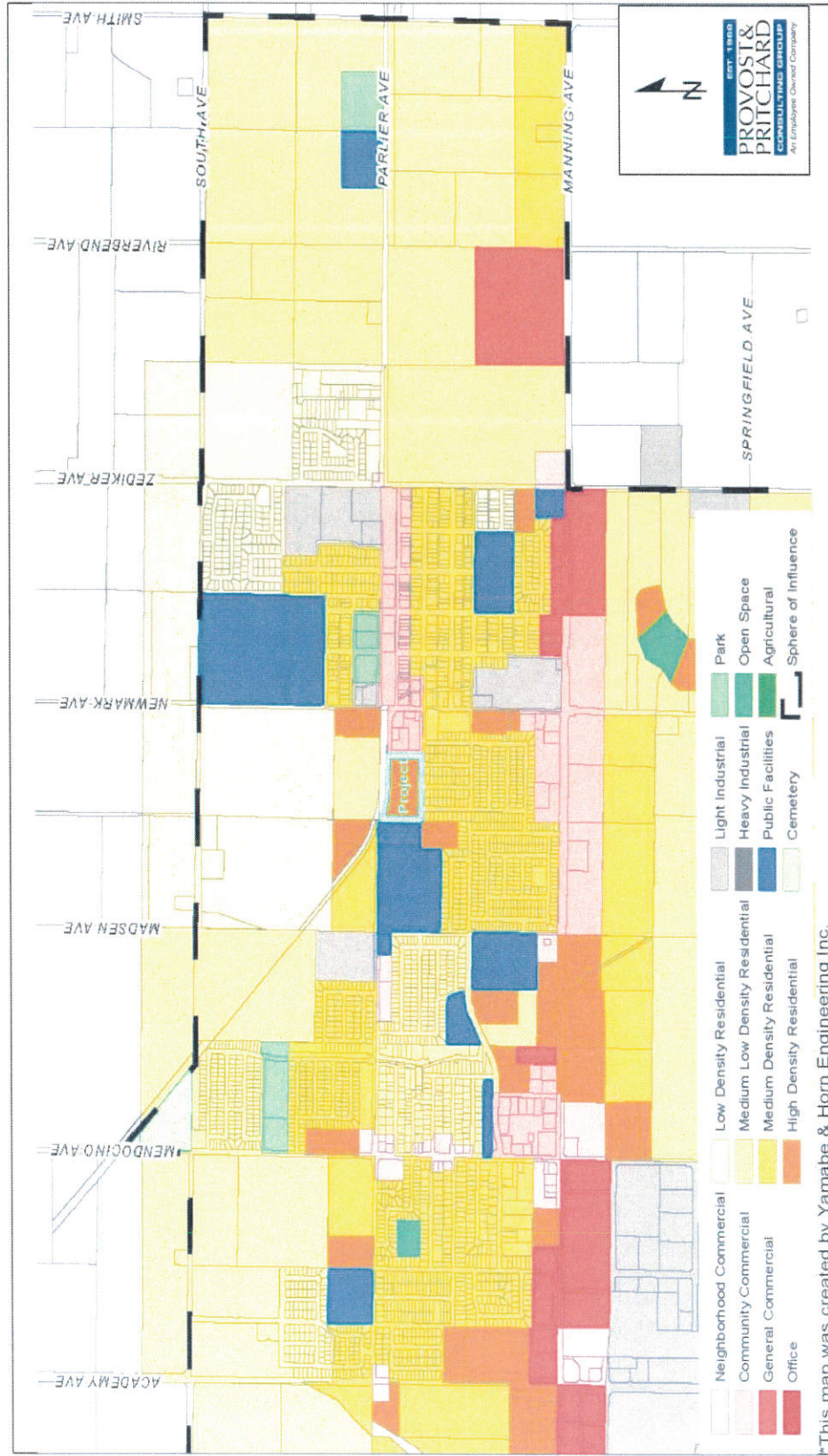


Figure 4. General Plan

Chapter Two: Project Description

Oak Grove Apartments

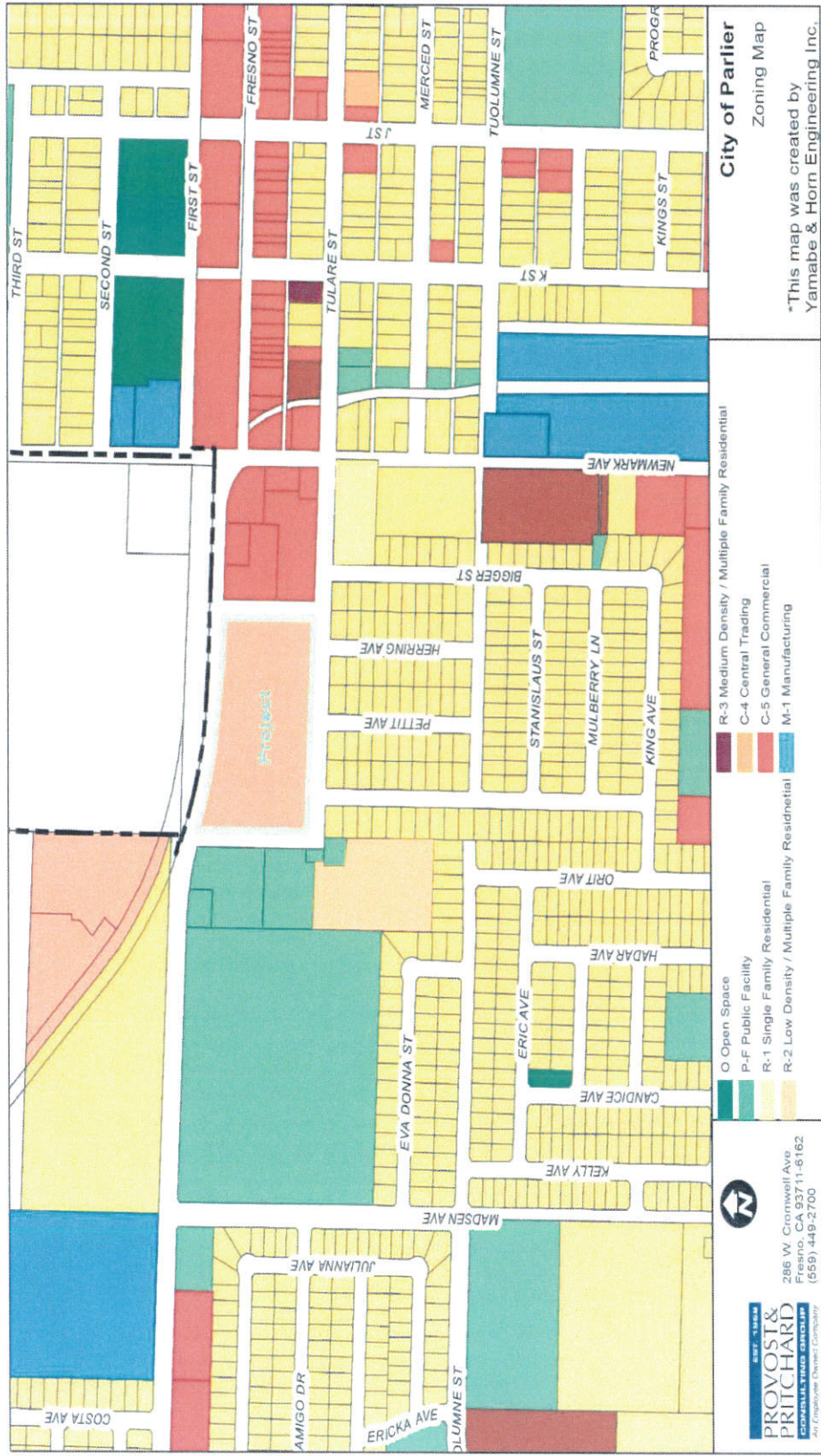


Figure 5. Zoning Map

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and subsequent discussion on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

January 31, 2017

Date

Jeffrey O'Neal, AICP, Contract City Planner

Printed Name/Position

CHAPTER 3

IMPACT ANALYSIS

3 Impact Analysis

3.1 Aesthetics

Table 3-1 Aesthetics

Aesthetics				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.1.1 Impact Assessment/Environmental Consequences

I-a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The proposed project would not have an adverse effect on scenic vistas. The site is situated in a part of the San Joaquin Valley that is bounded by the Coast Ranges to the southwest and the Sierra Nevada Mountains to the northeast. The project site and surrounding area are flat. There are currently 50 units located on site that will be replaced with 56 new units. The look of the site will be similar, but improved with the incorporation of modern buildings, decorative hardscape treatments, and new landscaping. Throughout, existing trees will remain to the extent that they are viable and do not interfere with building placement and new trees will be also be planted. The project is bordered by E. Parlier Avenue to the north, Tulare Street to the south, Bigger Street to the east and Avila Street to the west. The areas surrounding the project are a drainage swale and trail to the north, residential neighborhoods to the south, a supermarket to the east and City Hall and the Parlier Community Center to the west. On clear days, there are some mountain views available from the site toward the east. However, these views are not protected or designated as scenic. Most of the existing apartments are single-story, and would be replaced with two-story apartments; however, aside from a modest increase in density and greater building height, the overall use of the site would remain the same. The proposed apartments would not block scenic vistas, and impacts would be less than significant.

I-b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed project would not damage scenic resources within a State scenic highway. The nearest eligible State scenic highway is a portion of State Route 180 approximately 20 miles north east of the project site. No officially-designated scenic highway exists within a 25-mile radius of the project site (Caltrans 2011). The proposed structures associated with the project would not be visible from either eligible or officially-designated State scenic highways. Project development would not result in significant impacts to

scenic resources within a designated state scenic highway. No impact to scenic resources would occur, and no further analysis is necessary.

I-c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant Impact. The proposed Project would not significantly change the visual character of the site and its surroundings. The project site and surrounding area are flat. There are currently 50 units located on site that will be replaced with 56 new units. Most of the existing dwellings are single-story, and would be replaced with two-story apartments; however, aside from a modest increase in density and greater building height, the overall use of the site would remain the same.

I-d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The proposed Project would not create new sources of light and glare in the vicinity. There are currently sources of light and glare from the apartments within the Project site. Other existing light sources in the area include streetlights, vehicle headlights, and interior and exterior lighting from the neighboring uses. The proposed Project lighting sources will be required to be oriented and shaded in a manner that prevents light from affecting neighboring properties and uses.

3.2 Agriculture and Forestry Resources

Table 3-2. Agriculture and Forest Resources

Agriculture and Forest Resources				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.2.1 Impact Assessment/Environmental Consequences

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

No Impact. The project site is mapped as Urban and Built-up Land. The site is currently being used as a 50 unit affordable housing community within the City of Parlier. The proposed project is for the removal of the existing structures and replacement of 56 structures. There will be no conversion of farmland as a part of this project.

II-b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is zoned R-2 Low Density Multiple Family Residential. Project implementation would not conflict with existing zoning. The subject site is a fully built-out and developed apartment complex surrounded by residential development to the south, commercial use to the east, municipal facilities to the west, and East Parlier Avenue to the north beyond which is a developed public park. According to the October 2009 City of Parlier Sphere of Influence Update and General Plan Amendment Draft Program EIR under Agriculture Resources, the subject site parcel is not under a Williamson Act Contract and, based upon the December 2016 site reconnaissance of the subject site, is currently not utilized for agriculture. There would be no impact.

To accommodate the density of the new development, the proposed Project would also amend the General Plan Land Use designation of the site from High Density Residential (14.8-21.8 units per acre) to Medium Density Residential (5.6-14.5 units per acre).

II-c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The project site is zoned for residential use. There is no forest land on or near the site. No impact would result.

II-d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land on or near the site, and project implementation would not result in any loss or conversion of forest land to non-forest use. No impact would result.

II-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?

No Impact. The project will not involve other changes in the existing environment which would result in conversion of farmland.

3.3 Air Quality

Table 3-3. Air Quality

Air Quality				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.3.1 Environmental Setting/Affected Environment

The proposed Project lies within the eight-county San Joaquin Valley Air Basin, which is managed by the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD or Air District). Air quality in the SJVAB is influenced by a variety of factors, including topography, local and regional meteorology. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), ozone (O₃), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), particulate matter (PM₁₀ and PM_{2.5}), and lead (Pb). The CAAQS also set standards for sulfates, hydrogen sulfide, and visibility.

Air quality plans or attainment plans are used to bring the applicable air basin into attainment with all state and federal ambient air quality standards designed to protect the health and safety of residents within that air basin. Areas are classified under the Federal Clean Air Act as either “attainment”, “non-attainment”, or “extreme non-attainment” areas for each criteria pollutant based on whether the NAAQS have been achieved or not. Attainment relative to the State standards is determined by the California Air Resources Board (CARB). The San Joaquin Valley is designated as a State and Federal extreme non-attainment area for O₃, a State and Federal non-attainment area for PM_{2.5}, a State non-attainment area for PM₁₀, a Federal and State attainment area for CO, SO₂, and NO₂, and a State attainment area for sulfates, vinyl chloride and Pb⁸.

⁸ San Joaquin Valley Air Pollution Control District, Ambient Air Quality Standards and Valley Attainment Status, <http://www.valleyair.org/qaqinfo/attainment.htm>. Site accessed January, 2017.

3.3.2 Methodology

An Air Quality and Greenhouse Gas Emissions Evaluation Report, **Appendix A**, was prepared using CalEEMod, Version 2016.3.1, for the Proposed Project in January, 2017. The sections below detail the methodology of the air quality and greenhouse gas emissions report and its conclusions.

3.3.2.1 Short-Term Construction-Generated Emissions

Short-term construction emissions associated with the proposed project were calculated using CalEEMod, Version 2016.3.1. The emissions modeling includes emissions generated by off-road equipment, haul trucks, and worker commute trips. Emissions were quantified based on anticipated construction schedules and construction equipment requirements provided by the project applicant. All remaining assumptions were based on the default parameters contained in the model. Localized air quality impacts associated with the proposed project would be minor and were qualitatively assessed. Modeling assumptions and output files are included in **Appendix A**.

3.3.2.2 Long-Term Operational Emissions

Long-term operational emissions associated with the proposed project were calculated using the CalEEMod, Version 2016.3.1 Emissions modeling included trips made by residents of the facility and the electricity consumption associated with the operational activities of mid-rise apartments. Modeling assumptions and output files are included in **Appendix A**.

3.3.2.3 Thresholds of Significance

To assist local jurisdictions in the evaluation of air quality impacts, the SJVAPCD has published the Guide for Assessing and Mitigating Air Quality Impacts. This guidance document includes recommended thresholds of significance to be used for the evaluation of short-term construction, long-term operational, odor, toxic air contaminant, and cumulative air quality impacts. Accordingly, the SJVAPCD-recommended thresholds of significance are used to determine whether implementation of the proposed project would result in a significant air quality impact. Projects that exceed these recommended thresholds would be considered to have a potentially significant impact to human health and welfare. The thresholds of significance are summarized, as follows:

Short-Term Emissions of Particulate Matter (PM₁₀): Construction impacts associated with the proposed project would be considered significant if the feasible control measures for construction in compliance with Regulation VIII as listed in the SJVAPCD guidelines are not incorporated or implemented, or if project-generated emissions would exceed 15 tons per year (TPY).

Short-Term Emissions of Ozone Precursors (ROG and NO_x): Construction impacts associated with the proposed project would be considered significant if the project generates emissions of ROG or NO_x that exceeds 10 TPY.

Long-Term Emissions of Particulate Matter (PM₁₀): Operational impacts associated with the proposed project would be considered significant if the project generates emissions of PM₁₀ that exceed 15 TPY.

Long-Term Emissions of Ozone Precursors (ROG and NO_x): Operational impacts associated with the proposed project would be considered significant if the project generates emissions of ROG or NO_x that exceeds 10 TPY.

Conflict with or Obstruct Implementation of Applicable Air Quality Plan: Due to the region's non-attainment status for ozone, PM_{2.5}, and PM₁₀, if the project-generated emissions of either of the ozone

precursor pollutants (i.e., ROG and NO_x) or PM₁₀ would exceed the SJVAPCD's significance thresholds, then the project would be considered to conflict with the attainment plans. In addition, if the project would result in a change in land use and corresponding increases in vehicle miles traveled, the project may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

Local Mobile-Source CO Concentrations: Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).

Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.

Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

3.3.3 Regulatory Setting

Air quality within the SJVAB is regulated by several jurisdictions including the U.S. EPA, ARB, and the SJVAPCD. Each of these jurisdictions develops rules, regulations, and policies to attain the goals or directives imposed upon them through legislation. Although U.S. EPA regulations may not be superseded, both state and local regulations may be more stringent.

3.3.3.1 Federal

U.S. Environmental Protection Agency: at the federal level, the U.S. EPA has been charged with implementing national air quality programs. The U.S. EPA's air quality mandates are drawn primarily from the FCAA, which was signed into law in 1970. Congress substantially amended the FCAA in 1977 and again in 1990.

Federal Clean Air Act: The FCAA required the U.S. EPA to establish National Ambient Air Quality Standards (NAAQS), and also set deadlines for their attainment. Two types of NAAQS have been established: primary standards, which protect public health, and secondary standards, which protect public welfare from non-health-related adverse effects, such as visibility restrictions.

The FCAA also required each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The FCAA Amendments of 1990 added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The U.S. EPA has responsibility to review all state SIPs to determine conformance with the mandates of the FCAA, and the amendments thereof, and determine if implementation will achieve air quality goals. If the U.S. EPA determines a SIP to be inadequate, a Federal Implementation Plan (FIP) may be prepared for the nonattainment area that imposes additional control measures.

Toxic Substances Control Act: The Toxic Substances Control Act (TSCA) first authorized the U.S. EPA to regulate asbestos in schools and Public and Commercial buildings under Title II of the law, which is also known as the Asbestos Hazard Emergency Response Act (AHERA). AHERA requires Local Education Agencies (LEAs) to inspect their schools for asbestos containing building material (ACBM) and prepare management plans to reduce the asbestos hazard. The Act also established a program for the training and accreditation of individuals performing certain types of asbestos work.

National Emission Standards for Hazardous Air Pollutants: Pursuant to the FCAA of 1970, the U.S. EPA established the National Emission Standards for Hazardous Air Pollutants (NESHAP). These are technology-based source-specific regulations that limit allowable emissions of HAPs.

3.3.3.2 State

California Air Resources Board: The ARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act of 1988. Other ARB duties include monitoring air quality (in conjunction with air monitoring networks maintained by air pollution control districts and air quality management districts, establishing California Ambient Air Quality Standards (CAAQS), which in many cases are more stringent than the NAAQS, and setting emissions standards for new motor vehicles. The emission standards established for motor vehicles differ depending on various factors including the model year, and the type of vehicle, fuel and engine used.

California Clean Air Act: The CCAA requires that all air districts in the state endeavor to achieve and maintain CAAQS for ozone (O₃), CO, SO₂, and NO₂ by the earliest practical date. The CCAA specifies that districts focus particular attention on reducing the emissions from transportation and area-wide emission sources, and the act provides districts with authority to regulate indirect sources. Each district plan is required to either (1) achieve a five percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each non-attainment pollutant or its precursors, or (2) to provide for implementation of all feasible measures to reduce emissions. Any planning effort for air quality attainment would thus need to consider both state and federal planning requirements.

Table 3-4. Summary of Ambient Air Quality Standards & Attainment Designation

Summary of Ambient Air Quality Standards & Attainment Designation					
Pollutant	Averaging Time	California Standards*		National Standards*	
		Concentration*	Attainment Status	Primary	Attainment Status
Ozone (O ₃)	1-hour	0.09 ppm	Non-Attainment/ Severe	—	No Federal Standard
	8-hour	0.070 ppm		0.075 ppm	Non-Attainment (Extreme)**
Particulate Matter (PM ₁₀)	AAM	20 µg/m3	Non-Attainment	—	Attainment
	24-hour	50 µg/m3		150 µg/m3	
Fine Particulate Matter (PM _{2.5})	AAM	12 µg/m3	Non-Attainment	12 µg/m3	Non-Attainment
	24-hour	No Standard		35 µg/m3	
Carbon Monoxide (CO)	1-hour	20 ppm	Attainment/ Unclassified	35 ppm	Attainment/ Maintenance
	8-hour	9 ppm		9 ppm	
	8-hour (Lake Tahoe)	6 ppm		—	
Nitrogen Dioxide (NO ₂)	AAM	0.030 ppm	Attainment	0.053 ppm	Attainment/ Unclassified
	1-hour	0.18 ppm		0.100 ppb	
Sulfur Dioxide (SO ₂)	AAM	—	Attainment	0.03 ppm	Attainment/ Unclassified
	24-hour	0.04 ppm		0.14 ppm	
	3-hour	—		—	
	1-hour	0.25 ppm		75 ppb	

Summary of Ambient Air Quality Standards & Attainment Designation					
Pollutant	Averaging Time	California Standards*		National Standards*	
		Concentration*	Attainment Status	Primary	Attainment Status
Lead	30-day Average	1.5 µg/m3	Attainment	—	No Designation/ Classification
	Calendar Quarter	—		1.5 µg/m3	
	Rolling 3-Month Average	—		0.15 µg/m3	
Sulfates	24-hour	25 µg/m3	Attainment	No Federal Standards	
Hydrogen Sulfide	1-hour	0.03 ppm (42 µg/m3)	Unclassified		
Vinyl Chloride	24-hour	0.01 ppm (26 µg/m3)	Attainment		
Visibility-Reducing Particle Matter	8-hour	Extinction coefficient: 0.23/km-visibility of 10 miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when the relative humidity is less than 70%.	Unclassified		

* For more information on standards visit: <http://www.arb.ca.gov/research/aqs/aqs2.pdf>

** No federal 1-hour standard. Reclassified extreme nonattainment for the federal 8-hour standard May 5, 2010.

***Secondary Standard

Source: ARB 2015; SJV APCD 2015

California Assembly Bill 170: Assembly Bill 170, Reyes (AB 170), was adopted by state lawmakers in 2003 creating Government Code Section 65302.1 which requires cities and counties in the San Joaquin Valley to amend their general plans to include data and analysis, comprehensive goals, policies and feasible implementation strategies designed to improve air quality.

Assembly Bills 1807 & 2588 - Toxic Air Contaminants: Within California, TACs are regulated primarily through AB 1807 (Tanner Air Toxics Act) and AB 2588 (Air Toxics Hot Spots Information and Assessment Act of 1987). The Tanner Air Toxics Act sets forth a formal procedure for ARB to designate substances as TACs. This includes research, public participation, and scientific peer review before ARB designates a substance as a TAC. Existing sources of TACs that are subject to the Air Toxics Hot Spots Information and Assessment Act are required to: (1) prepare a toxic emissions inventory; (2) prepare a risk assessment if emissions are significant; (3) notify the public of significant risk levels; and (4) prepare and implement risk reduction measures.

San Joaquin Valley Air Pollution Control District: The SJVAPCD is the agency primarily responsible for ensuring that NAAQS and CAAQS are not exceeded and that air quality conditions are maintained in the SJVAB, within which the proposed project is located. Responsibilities of the SJVAPCD include, but are not limited to, preparing plans for the attainment of ambient air quality standards, adopting and enforcing rules and regulations concerning sources of air pollution, issuing permits for stationary sources of air pollution, inspecting stationary sources of air pollution and responding to citizen complaints, monitoring ambient air quality and meteorological conditions, and implementing programs and regulations required by the FCAA and the CCAA.

The SJVAPCD Rules and Regulations that are applicable to the Proposed Project include, but are not limited to, the following:

- **Rule 3135 (Dust Control Plan Fees):** This rule requires the project applicant to submit a fee in addition to a Dust Control Plan. The purpose of this rule is to recover the Air District's cost for reviewing these plans and conducting compliance inspections.
- **Rules 4101 and 4102 (Visible Emissions and Nuisance):** This rule applies to any source of air contaminants and prohibits the visible emissions of air contaminants or any activity which creates a public nuisance.
- **Rule 4601 (Architectural Coatings):** This rule limits volatile organic compounds (VOC) from architectural coatings. This rule specifies architectural coatings storage, clean up, and labeling requirements. It is applicable to any person who supplies, sells, offers for sale, applies, or solicits the application of any architectural coating, or who manufactures any architectural coating for use within the district.
- **Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations):** This rule applies to use of asphalt for paving new roadways or restoring existing roadways disturbed by project activities.
- **Rule 9510 (Indirect Source Review):** An Indirect Source Review (ISR-Rule 9510): application and Air Impact Analysis (AIA) would be filed with the SJVAPCD to address NO_x emissions from construction and operation.
- **Rules 8011-8081 (Regulation VIII, Fugitive PM₁₀ Prohibitions):** This regulation is a series of rules designed to reduce particulate emissions generated by human activity, including construction and demolition activities, carryout and trackout, paved and unpaved roads, bulk material handling and storage, unpaved vehicle/traffic areas, open space areas, etc. If a non-residential area is 5.0 or more acres in area, a Dust Control Plan must be submitted as specified in Section 6.3.1 of Rule 8021. Additional requirements may apply, depending on total area of disturbance.

San Joaquin Valley Air Pollution Control District Thresholds of Significance. Projects that produce emissions that exceed the following thresholds shall be considered significant for a project level and/or cumulatively considerable impact to air quality. The following thresholds are defined for purposes of determining cumulative effects as the baseline for "considerable". Projects located within the SJVAPCD will be subject to the following significance thresholds identified in tons per year (TPY):

Table 3-5. Air Quality Thresholds of Significance – Criteria Pollutants

Pollutant/Precursor	Construction Emissions	Operational Emissions	
	Emissions (tpy)	Permitted Equipment Activities	Non-Permitted Equipment & Activities
	Emissions (tpy)	Emissions (tpy)	Emissions (tpy)
CO	100	100	100
NO _x	10	10	10
ROG	10	10	10
SO _x	27	27	27
PM ₁₀	15	15	15
PM _{2.5}	15	15	15

3.3.3.3 Regulatory Attainment Designations

Under the CCAA, the ARB is required to designate areas of the state as attainment, nonattainment, or unclassified with respect to applicable standards. An “attainment” designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A “nonattainment” designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. Depending on the frequency and severity of pollutants exceeding applicable standards, the nonattainment designation can be further classified as serious nonattainment, severe nonattainment, or extreme nonattainment, with extreme nonattainment being the most severe of the classifications. An “unclassified” designation signifies that the data does not support either an attainment or nonattainment designation. The CCAA divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The U.S. EPA designates areas for ozone, CO, and NO₂ as “does not meet the primary standards,” “cannot be classified,” or “better than national standards.” For SO₂, areas are designated as “does not meet the primary standards,” “does not meet the secondary standards,” “cannot be classified,” or “better than national standards.” However, the ARB terminology of attainment, nonattainment, and unclassified is more frequently used. The U.S. EPA uses the same sub-categories for nonattainment status: serious, severe, and extreme. In 1991, U.S. EPA assigned new nonattainment designations to areas that had previously been classified as Group I, II, or III for PM₁₀ based on the likelihood that they would violate national PM₁₀ standards. All other areas are designated “unclassified.”

The state and national attainment status designations pertaining to the SJVAB are summarized in [Table 3-4](#). The SJVAB is currently designated as a nonattainment area with respect to the state PM₁₀ standard, ozone, and PM_{2.5} standards. The SJVAB is designated nonattainment for the national 8-hour ozone and PM_{2.5} standards. On September 25, 2008, the U.S. EPA redesignated the San Joaquin Valley to attainment for the PM₁₀ NAAQS and approved the PM₁₀ Maintenance Plan.

3.3.4 Impact Assessment/Environmental Consequences

III-a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. As noted in Impact Assessment III-b and III-c below, implementation of the Proposed Project would not result in short-term or long-term increases in emissions that would exceed applicable thresholds of significance. Projects that do not exceed the recommended thresholds would not be considered to conflict with or obstruct the implementation of applicable air quality plans. This impact would be considered less than significant.

III-b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact. As demonstrated in [Table 3-6](#) and [Table 3-7](#), the emissions generated by the Proposed Project’s construction and operations phases would not exceed the SJVAPCD emission significance thresholds. Therefore, the impacts would be less than significant.

Table 3-6. Short-Term Construction-Generated Emissions of Criteria Air Pollutants

Short-Term Construction-Generated Emissions of Criteria Air Pollutants					
Source	Annual Emissions (Tons/Year) ⁽¹⁾				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
2017	0.6051	5.8849	3.5976	0.9464	0.6167
2018	0.6792	1.3452	1.1535	0.0983	0.0804
Total Proposed Project Emissions:	1.2843	7.2301	4.7511	0.0983	0.6971
SJVAPCD Significance Thresholds:	10	10	100	15	15
Exceed SJVAPCD Thresholds?	No	No	No	No	No

1. Emissions were quantified using CalEEMod Version 2016.3.1. Refer to **Appendix A** for modeling results and assumptions. Totals may not sum due to rounding.

Table 3-7. Long-Term Operations-Generated Emissions of Criteria Air Pollutants

Long-Term Operations-Generated Emissions of Criteria Air Pollutants					
Source	Annual Emissions (Tons/Year) ⁽¹⁾				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Area	0.4415	0.0488	4.7400e-003	0.2331	0.2331
Energy	4.8100e-003	0.0411	2.6000e-004	3.3200e-003	3.3200e-003
Mobile	0.2079	2.1294	7.5300e-003	0.4232	0.1240
Total Proposed Project Emissions:	0.6542	2.2193	3.9397	0.2510	0.3605
SJVAPCD Significance Thresholds:	10	10	100	15	15
Exceed SJVAPCD Thresholds?	No	No	No	No	No

III-c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact.

Short-Term Construction-Generated Emissions

Construction-generated emissions are temporary in duration, lasting approximately twelve months. The construction of the Proposed Project would result in the temporary generation of emissions associated with site grading and excavation, motor vehicle exhaust associated with construction equipment and worker trips, as well as the movement of construction equipment on unpaved surfaces.

Estimated construction-generated emissions are summarized in **Table 3-6**. As indicated, construction of the Proposed Project would generate maximum uncontrolled annual emissions of approximately 0.85 tons/year of ROG, 8.77 tons/year of NO_x, 4.68 tons/year of CO, 2.88 tons/year of PM₁₀, and 1.62 tons/year of PM_{2.5}. Estimated construction-generated emissions would not exceed the SJVAPCD's significance thresholds of 10 tons/year of ROG, 10 tons/year of NO_x, 100 tons/year of CO, 15 tons/year PM₁₀, and 15 tons/year PM_{2.5}.

It is important to note that the Proposed Project would be required to comply with SJVAPCD Regulation VIII (Fugitive PM₁₀ Prohibitions). Mandatory compliance with SJVAPCD Regulation VIII would further reduce emissions of fugitive dust from the Project site, and adequately minimize the Proposed Project's potential to adversely affect nearby sensitive receptors to localized PM impacts.

Given that project-generated emissions would not exceed applicable SJVAPCD significance thresholds and the Proposed Project would be required to comply with SJVAPCD Regulation VIII, construction-generated emissions of criteria pollutants would be considered less than significant.

Long-Term Operational Emissions

Long-term operation of the Proposed Project would result in emissions generated by worker trips, operations equipment, and electricity. As indicated, in

Table 3-7, operation and maintenance of the Proposed Project would not result in a substantial increase in emissions. The impact of operations and maintenance generated emissions would be considered less than significant.

III-d) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact.

Toxic Air Contaminants

Implementation of the Proposed Project would not result in the long-term operation of any major onsite stationary sources of TACs, nor would Project implementation result in an increase in vehicle trips along area roadways, in comparison to existing conditions. However, construction of the Proposed Project may result in temporary increases in emissions of diesel-exhaust particulate matter (DPM) associated with the use of off-road diesel equipment. Health-related risks associated with diesel-exhaust emissions are primarily associated with long-term exposure and associated risk of contracting cancer. As such, the calculation of cancer risk associated with exposure to TACs are typically calculated based on a long-term (e.g., 70-year) period of exposure. The use of diesel-powered construction equipment, however, would be temporary and episodic and would occur over a relatively large area. Construction activities would occur over an approximate 12 month construction period, which would constitute less than 1 percent of the typical 70-year exposure period. As a result, exposure to construction-generated DPM would not be anticipated to exceed applicable thresholds (i.e., incremental increase in cancer risk of 10 in one million). Furthermore, no sensitive land uses have been identified in the vicinity of the proposed construction areas. For these reasons, this impact would be considered less than significant.

Naturally Occurring Asbestos

Naturally-occurring asbestos, which was identified by ARB as a TAC in 1986, is located in many parts of California and is commonly associated with ultramafic rock. The project site is not located near any areas that are likely to contain ultramafic rock⁹. As a result, risk of exposure to asbestos during the construction process would be considered less than significant.

Fugitive Dust

Construction of the Proposed Project would include ground-disturbing activities which would be anticipated to result in increased emissions of airborne particulate matter. The Proposed Project would be required to comply with SJVAPCD Regulation VIII (Fugitive PM₁₀ Prohibitions). Mandatory compliance with SJVAPCD Regulation VIII would reduce emissions of fugitive dust from the Project site. Furthermore, no sensitive land uses have been identified in the vicinity of the proposed construction areas. As a result, localized emissions of airborne particulate matter emitted during construction would be considered less than significant.

⁹ Van Gosen, B.S. and J.P. Clinkenbeard. 2011. Report Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos in California – California Geological Survey map Sheet 59. United States Geological Survey.

III-e) Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. Implementation of the Proposed Project would not result in long-term emissions of odors. However, construction of the Proposed Project would involve the use of a variety of gasoline or diesel-powered equipment that would emit exhaust fumes. Exhaust fumes, particularly diesel exhaust, may be considered objectionable by some people. However, no sensitive land uses have been identified in the vicinity of the proposed construction areas. As a result, short-term construction activities would not expose a substantial number of people to frequent odorous emissions. This impact would be considered less than significant.

3.4 Biological Resources

Table 3-8. Biological Resources

Biological Resources				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.4.1 Environmental Setting/Affected Environment

IV-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?

See Impact IV-b) below.

IV-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?

Less than Significant. No sensitive animal species, riparian habitat or natural communities are known to occur on the site. The project site is developed with 50 units, Fett Drive, (a private local street), two tetherball courts and a half basketball court. A mixture of residential housing, commercial/light industrial, and agricultural fields are the primary land uses in the planning area. The project site is highly disturbed and devoid of any natural habitat. Project development of the new 56 units would be a less than significant impact.

IV-c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. No potential jurisdictional areas or wetlands occur within or adjacent to the proposed project area; therefore, no jurisdictional delineation is required. Additionally, given the lack of jurisdictional features, no agency permits or mitigation would be required. Project development would not impact wetlands, and no further analysis is required.

IV-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?

Less than Significant. There are no known local or regional wildlife corridors present within or adjacent to the proposed project site. The current Oak Grove Apartment units were constructed in 1964 and are located in the center of the City of Parlier. The developed apartment complex is surrounded by residential development to the south, commercial use to the east, municipal facilities to the west, and East Parlier Avenue to the north beyond which is a developed public park. The project site been developed with urban uses for more 50 years making it highly unlikely that substantial wildlife occurs on site.

IV-e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project is in an urban/developed area within the City of Parlier. There are no local policies or ordinances protecting biological resources on the site. Therefore, development of the proposed project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur.

IV-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?

No Impact. The project site is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

3.5 Cultural Resources

Table 3-9. Cultural Resources

Cultural Resources				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.5.1 Environmental Setting/Affected Environment

V-a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

See Impact IV-b) below.

V-b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant. The existing Oak Creek Apartments were constructed in 1964 and are approximately 50 years old. A Historic Property Survey was prepared in November 2016 by Jon L. Brady. The archaeological survey was negative for cultural resources. During the architectural survey, twenty-eight historic-era buildings¹ (known as the Oak Grove Apartments) located at 595 Bigger Street and a Boys and Girls Club were identified. These apartments were recorded and formally evaluated. The Oak Grove Apartments do not appear to be eligible for listing in either the National Register of Historic Places or the California Register of Historical Resources under any applicable criteria; nor are they historical resources for the purposes of CEQA.

V-c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant. The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

V-d) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant. The project site has been developed for approximately 53 years making it unlikely that human remains occur on site. However California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been

made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains would be less than significant.

3.6 Geology and Soils

Table 3-10. Geology and Soils

Geology and Soils				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18 of the most recently adopted California Building Code creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.6.1 Impact Assessment/Environmental Consequences

VI-a) Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

VI-a-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? Refer to Division of Mines and Geology Special Publication 42.

No Impact. No active faults are mapped within the project limits or in the immediate vicinity of the project site. The site is not zoned within a currently delineated Alquist-Priolo Earthquake Fault Zone (CGS 2014). The closest active fault is the Nunez Fault, near Coalinga, approximately 55 miles southwest of the site.

Therefore, project development would not create any hazard arising from rupture of a known earthquake fault, and no impact would occur.

VI-a-ii) Strong seismic ground shaking?

Less than Significant. No active fault traces pass through or near the project site, but the site is in a seismically active region and could experience strong ground shaking from numerous fault zones. The San Andreas Fault Zone passes about 70 miles southwest of the project site. The potential for earthquake impacts at the project site, however, is not greater than at most other sites in the area. Compliance with the seismic requirements of the California Building Code would reduce hazards from strong ground shaking to a less than significant level.

Additionally, prior to the issuance of building permits, project applicants would be required to demonstrate that the proposed development complies with all required regulations and standards pertaining to seismic hazards. The evaluation of potential seismic hazards and incorporation of appropriate design and construction features and effective land use planning is required by State law. There are no significant constraints to development related to seismic hazards within the City of Parlier that cannot be reduced through implementation of applicable regulations and codes and standard engineering practices. Implementation of applicable California Building Code and local permitting requirements would minimize the potential for adverse effects on people and property due to seismic activity.

VI-a-iii) Seismic-related ground failure, including liquefaction?

See Impact VI-a iv) below.

VI-a-iv) Landslides?

No Impact. The project site is flat and there are no significant slopes on or adjacent to the site. Therefore, the potential for liquefaction, slope instability, landslides or debris flows is not considered significant. No impact would occur.

VI-b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant. Soil erosion is not expected to occur however, development of the site would include ground-disturbing activities, which would include excavation and grading and hauling of materials off the site (demolition debris, etc.). The project would be required to comply with the General Construction Permit, Order No. 2012-0006-DWQ, issued by the State Water Resources Control Board (SWRCB) in 2012. Projects obtain coverage by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP), estimating sediment risk from construction activities to receiving waters, and specifying best management practices (BMPs) that would be used by the project to minimize pollution of stormwater. Impacts related to soil erosion and the loss of topsoil would be less than significant.

VI-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?

See Impact IV-d) below.

VI -d) Be located on expansive soil, as defined in Chapter 18 of the most recently adopted California Building Code creating substantial risks to life or property?

No Impact. The project site is not located on expansive soil. The site is flat and there are no significant slopes on or adjacent to the site. Therefore, the potential for liquefaction, slope instability, landslides or debris flows is not considered significant. No impact would occur.

VI-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?

No Impact. The proposed project would connect to one or more of three existing City of Parlier sewer lines abutting the property.

3.7 Greenhouse Gas Emissions

Table 3-11. Greenhouse Gas Emissions

Greenhouse Gas Emissions				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.7.1 Methodology

An Air Quality and Greenhouse Gas Emissions Evaluation Report, **Appendix A**, was prepared in January 2017. The sections below detail the methodology of the report and its conclusions.

Short-Term Construction-Generated Emissions

Short-term construction emissions associated with the Proposed Project were calculated using CalEEMod, Version 2016.3.1. Emissions' modeling was assumed to occur an approximate 12-month period, based on anticipated construction schedules and construction equipment requirements provided by the Project applicant. An estimated 10 to 20 workers are scheduled to be on site during the workday. All remaining assumptions were based on the default parameters contained in the model. Modeling assumptions and output files are included in **Appendix A**.

Long-Term Operational Emissions

Long-term construction emissions associated with the Proposed Project were calculated using CalEEMod, Version 2016.3.1. A total of 56 units will be constructed, providing housing for less than 224 individuals. All remaining assumptions were based on the default parameters contained in the model. Modeling assumptions and output files are included in **Appendix A**.

3.7.1.1 Thresholds of Significance

CEQA Guidelines Amendments became effective March 18, 2010. Included in the Amendments are revisions to the Appendix G Initial Study Checklist. In accordance with these Amendments, a project would be considered to have a significant impact to climate change if it would:

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

In accordance with SJVAPCD's CEQA Greenhouse Gas Guidance, proposed projects complying with BPS would be determined to have a less-than-significant impact. Projects not complying with BPS would be considered less than significant if operational GHG emissions would be reduced or mitigated by a minimum of 29 percent, in comparison to business-as-usual (year 2004) conditions. In addition, Project-generated emissions complying with an approved plan or mitigation program would also be determined to have a less-than-significant impact.

3.7.2 Environmental Setting/Affected Environment

The earth's climate has been warming for the past century. It is believed that this warming trend is related to the release of certain gases into the atmosphere. Greenhouse gases (GHG) absorb infrared energy that would otherwise escape from the earth. As the infrared energy is absorbed, the air surrounding the earth is heated. An overall warming trend has been recorded since the late 19th century, with the most rapid warming occurring over the past two decades. The 10 warmest years of the last century all occurred within the last 15 years. It appears that the decade of the 1990s was the warmest in human history [NOAA 2010]. Human activities have been attributed to an increase in the atmospheric abundance of greenhouse gases. The following is a brief description of the most commonly recognized GHGs.

3.7.2.1 Greenhouse Gases

Commonly identified GHG emissions and sources include the following:

- Carbon dioxide (CO_2) is an odorless, colorless natural greenhouse gas. CO_2 is emitted from natural and anthropogenic sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic out gassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.
- Methane (CH_4) is a flammable greenhouse gas. A natural source of methane is from the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain methane, which is extracted for fuel. Other sources are from landfills, fermentation of manure, and ruminants such as cattle.
- Nitrous oxide (N_2O), also known as laughing gas, is a colorless greenhouse gas. Nitrous oxide is produced by microbial processes in soil and water, including those reactions that occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load.
- Water vapor is the most abundant, important, and variable greenhouse gas. It is not considered a pollutant; in the atmosphere, it maintains a climate necessary for life.
- Ozone is known as a photochemical pollutant and is a greenhouse gas; however, unlike other greenhouse gases, ozone in the troposphere is relatively short-lived and, therefore, is not global in nature. Ozone is not emitted directly into the atmosphere but is formed by a complex series of chemical reactions between volatile organic compounds, nitrogen oxides, and sunlight.
- Aerosols are suspensions of particulate matter in a gas emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light.
- Hydrofluorocarbons (HFCs) are synthetic chemicals that are used as a substitute for CFCs. Of all the greenhouse gases, HFCs are one of three groups (the other two are perfluorocarbons and sulfur hexafluoride) with the highest global warming potential. HFCs are human-made for applications such as air conditioners and refrigerants.
- Chlorofluorocarbons (CFCs) are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). CFCs were first synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. CFCs destroy stratospheric ozone; therefore, their production was stopped as required by the Montreal Protocol in 1987.
- Perfluorocarbons (PFCs) have stable molecular structures and do not break down through the chemical processes in the lower atmosphere; therefore, PFCs have long atmospheric lifetimes.

between 10,000 and 50,000 years. The two main sources of PFCs are primary aluminum production and semiconductor manufacture.

- Sulfur hexafluoride (SF₆) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It has the highest global warming potential of any gas evaluated. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

3.7.2.2 Effects of Climate Change

There are uncertainties as to exactly what the climate changes will be in various local areas of the earth, and what the effects of clouds will be in determining the rate at which the mean temperature will increase. There are also uncertainties associated with the magnitude and timing of other consequences of a warmer planet: sea level rise, spread of certain diseases out of their usual geographic range, the effect on agricultural production, water supply, sustainability of ecosystems, increased strength and frequency of storms, extreme heat events, air pollution episodes, and the consequence of these effects on the economy.

Emissions of GHGs contributing to global climate change are largely attributable to human activities associated with industrial/manufacturing, utility, transportation, residential, and agricultural sectors. About three-quarters of human emissions of CO₂ to the global atmosphere during the past 20 years are due to fossil fuel burning. Atmospheric concentrations of CO₂, CH₄, and N₂O have increased 31 percent, 151 percent, and 17 percent respectively since the year 1750 (CEC 2008). GHG emissions are typically expressed in carbon dioxide-equivalents (CO₂e), based on the GHG's Global Warming Potential (GWP). The GWP is dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. For example, one ton of CH₄ has the same contribution to the greenhouse effect as approximately 21 tons of CO₂. Therefore, CH₄ is a much more potent GHG than CO₂.

3.7.3 Regulatory Setting

3.7.3.1 Federal

Although climate change and GHG reduction is a concern at the federal level; currently there are no regulations or legislation that have been enacted specifically addressing GHG emissions reductions and climate change at the project level. Neither the U.S. EPA nor the Federal Highway Administration (FHWA) has promulgated explicit guidance or methodology to conduct project-level GHG analysis. However, the FHWA recommends that climate change impacts and strategies to reduce GHG emissions should be considered and integrated throughout the transportation decision-making process. Such strategies include implementation of improved transportation system efficiency, use of cleaner fuels and cleaner vehicles, and a reduction in the growth of vehicle hours travelled. Climate change and its associated effects are being addressed through various efforts at the federal level to improve fuel economy and energy efficiency, such as the "National Clean Car Program" and EO 13514 - Federal Leadership in Environmental, Energy and Economic Performance (Caltrans 2013).

Executive Order 13514

Executive Order 13514 is focused on reducing greenhouse gases internally in federal agency missions, programs and operations, but also directs federal agencies to participate in the Interagency Climate Change Adaptation Task Force, which is engaged in developing a national strategy for adaptation to climate change (Caltrans 2013).

On April 2, 2007, in *Massachusetts v. EPA*, 549 U.S. 497 (2007), the Supreme Court found that greenhouse gases are air pollutants covered by the Clean Air Act and that the U.S. EPA has the authority to regulate GHG. The Court held that the U.S. EPA Administrator must determine whether or not emissions of

greenhouse gases from new motor vehicles cause or contribute to air pollution which may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision (Caltrans 2013).

On December 7, 2009, the U.S. EPA Administrator signed two distinct findings regarding greenhouse gases under section 202(a) of the Clean Air Act (Caltrans 2013):

- **Endangerment Finding:** The Administrator found that the current and projected concentrations of the six key well-mixed greenhouse gases—carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆)—in the atmosphere threaten the public health and welfare of current and future generations.
- **Cause or Contribute Finding:** The Administrator found that the combined emissions of these well-mixed greenhouse gases from new motor vehicles and new motor vehicle engines contribute to the GHG pollution which threatens public health and welfare.

Although these findings did not themselves impose any requirements on industry or other entities, this action was a prerequisite to finalizing the U.S. EPA's Proposed Greenhouse Gas Emission Standards for Light-Duty Vehicles, which was published on September 15, 2009. On May 7, 2010 the final Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards was published in the Federal Register.

U.S. EPA and the National Highway Traffic Safety Administration (NHTSA) are taking coordinated steps to enable the production of a new generation of clean vehicles with reduced GHG emissions and improved fuel efficiency from on-road vehicles and engines. These next steps include developing the first-ever GHG regulations for heavy-duty engines and vehicles, as well as additional light-duty vehicle GHG regulations. These steps were outlined by President Obama in a Presidential Memorandum on May 21, 2010.

The final combined U.S. EPA and NHTSA standards that make up the first phase of this national program apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. The standards require these vehicles to meet an estimated combined average emissions level of 250 grams of CO₂ per mile, (the equivalent to 35.5 miles per gallon if the automobile industry were to meet this CO₂ level solely through fuel economy improvements). Together, these standards will cut GHG emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012-2016). On November 16, 2011, U.S. EPA and NHTSA issued their joint proposal to extend this national program of coordinated greenhouse gas and fuel economy standards to model years 2017 through 2025 passenger vehicles (Caltrans 2013).

3.7.3.2 State

Assembly Bill 1493

Assembly Bill (AB) 1493 (Pavley) of 2002 (Health and Safety Code Sections 42823 and 43018.5) requires the California Air Resources Board (ARB) to develop and adopt the nation's first GHG emission standards for automobiles. These standards are also known as Pavley I. The California Legislature declared in AB 1493 that global warming is a matter of increasing concern for public health and the environment. It cites several risks that California faces from climate change, including a reduction in the state's water supply, an increase in air pollution caused by higher temperatures, harm to agriculture, an increase in wildfires, damage to the coastline, and economic losses caused by higher food, water, energy, and insurance prices. The bill also states that technological solutions to reduce GHG emissions would stimulate California's economy and provide jobs. In 2004, the State of California submitted a request for a waiver from federal clean air regulations, as the State is authorized to do under the Clean Air Act, to allow the State to require reduced tailpipe emissions of CO₂. In late 2007, the U.S. EPA denied California's waiver request and declined to promulgate adequate

federal regulations limiting GHG emissions. In early 2008, the State brought suit against the U.S. EPA related to this denial.

In January 2009, President Obama instructed the U.S. EPA to reconsider the Bush Administration's denial of California's and 13 other states' requests to implement global warming pollution standards for cars and trucks. In June 2009, the U.S. EPA granted California's waiver request, enabling the State to enforce its GHG emissions standards for new motor vehicles beginning with the current model year.

Also in 2009, President Obama announced a national policy aimed at both increasing fuel economy and reducing GHG pollution for all new cars and trucks sold in the US. The new standards would cover model years 2012 to 2016 and would raise passenger vehicle fuel economy to a fleet average of 35.5 miles per gallon by 2016. When the national program takes effect, California has committed to allowing automakers who show compliance with the national program to also be deemed in compliance with state requirements. California is committed to further strengthening these standards beginning in 2017 to obtain a 45 percent GHG reduction from the 2020 model year vehicles.

Executive Order No. S-3-05

Executive Order No. S-3-05 was signed on June 1, 2005, by former Governor Arnold Schwarzenegger. The goal of this EO is to reduce California's GHG emissions to: 1) year 2000 levels by 2010, 2) year 1990 levels by the 2020, and 3) 80 percent below the year 1990 levels by the year 2050. In 2006, this goal was further reinforced with the passage of Assembly Bill 32.

Executive Order S-6-06

Executive Order S-6-06 (State of California), signed on April 25, 2006, established two primary goals related to the use of biofuels within California, including: (1) by 2010, 20 percent of its biofuels need to be produced within California; increasing to 40 percent by 2020 and 75 percent by 2050; and (2) by 2010, 20 percent of the renewable electricity should be generated from biomass resources within the state, maintaining this level through 2020.

Assembly Bill 32 - California Global Warming Solutions Act of 2006

AB 32 (Health and Safety Code Sections 38500, 38501, 28510, 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, 38592–38599) requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. The gases that are regulated by AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, nitrogen trifluoride, and sulfur hexafluoride. The reduction to 1990 levels will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs ARB to develop and implement regulations to reduce statewide GHG emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then ARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that ARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap, institute a schedule to meet the emissions cap, and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in GHG emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

Climate Change Scoping Plan

In October 2008, ARB published its Climate Change Proposed Scoping Plan, which is the State's plan to achieve GHG reductions in California required by AB 32. The Scoping Plan contains the main strategies California will implement to achieve reduction of 169 million metric tons (MMT) of CO₂e, or approximately 30 percent from the state's projected 2020 emissions level of 596 MMTCO₂e under a business-as-usual scenario (this is a reduction of 42 MMTCO₂e, or almost 10 percent, from 2002–2004 average emissions). The Scoping Plan also includes ARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations are from improving emissions standards for light-duty vehicles (estimated reductions of 31.7 MMTCO₂e), implementation of the Low Carbon Fuel Standard (15.0 MMTCO₂e) program, energy efficiency measures in buildings and appliances and the widespread development of combined heat and power systems (26.3 MMTCO₂e), and a renewable portfolio standard for electricity production (21.3 MMTCO₂e). The Scoping Plan identifies the local equivalent of AB 32 targets as a 15 percent reduction below baseline GHG emissions level, with baseline interpreted as GHG emissions levels between 2003 and 2008.

A key component of the Scoping Plan is the Renewable Portfolio Standard, which is intended to increase the percentage of renewables in California's electricity mix to 33 percent by year 2020, resulting in a reduction of 21.3 MMTCO₂e. Sources of renewable energy include, but are not limited to, biomass, wind, solar, geothermal, hydroelectric, and anaerobic digestion. Increasing the use of renewables will decrease California's reliance on fossil fuels, thus reducing GHG emissions.

The Scoping Plan states that land use planning and urban growth decisions will play important roles in the state's GHG reductions because local governments have primary authority to plan, zone, approve, and permit how land is developed to accommodate population growth and the changing needs of their jurisdictions. (Meanwhile, ARB is also developing an additional protocol for community emissions.) ARB further acknowledges that decisions on how land is used will have large impacts on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas emissions sectors. The Scoping Plan states that the ultimate GHG reduction assignment to local government operations is to be determined. With regard to land use planning, the Scoping Plan expects approximately 5.0 MMTCO₂e will be achieved associated with implementation of Senate Bill 375, which is discussed further below. The Climate Change Proposed Scoping Plan was approved by ARB on December 11, 2008.

The First Update of the Scoping Plan was approved by the ARB on May 22, 2014, which looked past 2020 to set mid-term goals (2030-2035) on the road to reaching the 2050 goals. ARB's Key Action for the Waste Sector focused on eliminating organics from the landfill starting in 2016 and financing the in-state infrastructure development of composting and anaerobic digestion facilities. ARB's Key Action for Short-lived Climate Pollutants such as methane is to develop a comprehensive strategy by 2015 which will focus on methane generated at landfills from the disposal of organic wastes.

Senate Bill 97 - CEQA: Greenhouse Gas Emissions

Senate Bill 97, signed in August 2007, acknowledges that climate change is an important environmental issue that requires analysis under CEQA. This bill directs the Governor's Office of Planning and Research to prepare, develop, and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, by July 1, 2009. The Resources Agency is required to certify or adopt those guidelines by January 1, 2010. Amendments to the CEQA guidelines took effect March 18, 2010. The revisions include a new section (Sec. 15064.4) that specifically addresses the potential significance of GHG emissions. Section 15064.4 calls for a "good-faith effort" to "describe, calculate or estimate" GHG emissions. Section 15064.4 further states that a lead agency "should" consider several factors when assessing the significance of impacts from GHG emissions on the environment, including: the extent to which the project would increase or reduce GHG emissions; whether project emissions exceed an applicable threshold of significance; and the extent to which the project complies with "regulations or requirements adopted to

implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.” The guidelines also state that a lead agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements of previously approved plan or mitigation program (Sec. 15064(h)(3)). However, the guidelines do not require or recommend a specific analytical methodology or provide quantitative criteria for determining the significance of GHG emissions.

This bill also protected projects until January 1, 2010 that were funded by the Highway Safety, Traffic Reduction, Air Quality and Port Security Bond Act of 2006, or the Disaster Preparedness and Flood Protection Bond Act of 2006 (Proposition 1B or 1E) from claims of inadequate analysis of GHG as a legitimate cause of action. Thus, this “protection” is highly limited to a handful of projects and for a short time period (CAPCOA 2008).

Senate Bill 1368

Senate Bill (SB) 1368 (codified at Public Utilities Code Chapter 3) is the companion bill of AB 32. SB 1368 required the California Public Utilities Commission (CPUC) to establish a greenhouse gas emissions performance standard for baseload generation from investor-owned utilities by February 1, 2007. The bill also required the California Energy Commission (CEC) to establish a similar standard for local publicly owned utilities by June 30, 2007. These standards cannot exceed the greenhouse gas emission rate from a baseload combined-cycle natural-gas-fired plant. The legislation further requires that all electricity provided to California, including imported electricity, must be generated from plants that meet the standards set by the CPUC and the CEC.

Senate Bill 1078 and Governor's Order S-14-08 (California Renewables Portfolio Standards)

Senate Bill 1078 (Public Utilities Code Sections 387, 390.1, 399.25 and Article 16) addresses electricity supply and requires that retail sellers of electricity, including investor-owned utilities and community choice aggregators, provide a minimum 20 percent of their supply from renewable sources by 2017. This Senate Bill will affect statewide GHG emissions associated with electricity generation. In 2008, Governor Schwarzenegger signed Executive Order S-14-08, which set the Renewables Portfolio Standard target to 33 percent by 2020. It directed state government agencies and retail sellers of electricity to take all appropriate actions to implement this target. The proposed project area would receive energy service from the investor-owned Pacific Gas and Electric Company.

Prior to the Executive Order, the CPUC and the CEC were responsible for implementing and overseeing the Renewables Portfolio Standard. The Executive Order shifted that responsibility to ARB, requiring it to adopt regulations by July 31, 2010. ARB is required by current law, AB 32 of 2006, to regulate sources of greenhouse gases to meet a state goal of reducing greenhouse gas emissions to 1990 levels by 2020 and an 80 percent reduction of 1990 levels by 2050. The CEC and CPUC are expected to serve in advisory roles to help ARB develop the regulations to administer the 33 percent by 2020 requirement. Additionally, the CEC and CPUC will continue their implementation and administration of the 20 percent requirement. The Executive Order also stipulates that ARB may delegate to the CPUC and CEC any policy development or program implementation responsibilities that would reduce duplication and improve consistency with other energy programs. ARB is also authorized to increase the target and accelerate and expand the time frame.

The general definition under the State Renewables Portfolio Standard for biomass is any organic material not derived from fossil fuels, including agricultural crops, agricultural wastes and residues, waste pallets, crates, dunnage, manufacturing, and construction wood wastes, landscape and right-of-way tree trimmings, mill residues that result from milling lumber, rangeland maintenance residues, sludge derived from organic matter, and wood and wood waste from timbering operations. Biomass feedstock from state and national forests is allowable under the definition.

Executive Order S-13-08: The Climate Adaptation and Sea Level Rise Planning Directive

On November 14, 2008, Governor Schwarzenegger issued Executive Order S-13-08 in order to reduce and assess California's vulnerability to climate change and sea level rise. The Executive Order initiated four major actions:

- Initiate California's first statewide climate change adaptation strategy that will assess the state's expected climate change impacts, identify where California is most vulnerable, and recommend climate adaptation policies by early 2009.
- Request the National Academy of Sciences establish an expert panel to report on sea level rise impacts in California to inform state planning and development efforts.
- Issue interim guidance to state agencies for how to plan for sea level rise in designated coastal and floodplain areas for new projects.
- Initiate a report on critical existing and planned infrastructure projects vulnerable to sea level rise. This report was released in 2009 as the California Adaptation Strategy (CNRA 2009).

Mandatory Reporting of Greenhouse Gas Emissions

Reporting of greenhouse gases by major sources is required by the California Global Warming Solutions Act (AB 32, 2006). Revisions to the existing ARB mandatory GHG reporting regulation were considered at the board hearing on December 16, 2010. The revised regulation was approved by the California Office of Administrative Law and became effective on January 1, 2012. The revised regulation affects industrial facilities, suppliers of transportation fuels, natural gas, natural gas liquids, liquefied petroleum gas, and carbon dioxide, operators of petroleum and natural gas systems, and electricity retail providers and marketers.

Cap-and-Trade Regulation

The cap-and-trade regulation is a key element in California's climate plan. It sets a statewide limit on sources responsible for 85 percent of California's greenhouse gas emissions, and establishes a price signal needed to drive long-term investment in cleaner fuels and more efficient use of energy. The cap-and-trade rules came into effect on January 1, 2013 and apply to large electric power plants and large industrial plants. In 2015, they will extend to fuel distributors (including distributors of heating and transportation fuels). At that stage, the program will encompass nearly 85 percent of the state's total greenhouse gas emissions.

GHG emissions addressed by the cap-and-trade regulation are subject to an industry-wide cap on overall GHG emissions. The cap-and-trade regulation sets a firm limit or cap on GHGs, which declines approximately 3 percent each year beginning in 2013. Any growth in emissions must be accounted for under the cap, such that a corresponding and equivalent reduction in emissions must occur to allow any increase. The cap-and-trade regulation will help California achieve its goal of reducing GHG emissions to 1990 levels by the year 2020, and ultimately achieving an 80% reduction from 1990 levels by 2050. As such, the ARB has determined that the cap-and-trade regulation meets the requirements of AB 32.

3.7.3.3 Local

San Joaquin Valley Air Pollution Control District

SJVAPCD Climate Change Action Plan

On August 21, 2008, the SJVAPCD Governing Board approved the District's Climate Change Action Plan with the following goals and actions:

Goals:

- Assist local land-use agencies with California Environmental Quality Act (CEQA) issues relative to projects with GHG emissions increases.
- Assist Valley businesses in complying with mandates of AB 32.
- Ensure that climate protection measures do not cause increase in toxic or criteria pollutants that adversely impact public health or environmental justice communities.

Actions:

- Authorize the Air Pollution Control Officer to develop GHG significance threshold(s) or other mechanisms to address CEQA projects with GHG emissions increases. Begin the requisite public process, including public workshops, and develop recommendations for Governing Board consideration in the spring of 2009.
- Authorize the Air Pollution Control Officer to develop necessary regulations and instruments for establishment and administration of the San Joaquin Valley Carbon Exchange Bank for voluntary GHG reductions created in the Valley. Begin the requisite public process, including public workshops, and develop recommendations for Governing Board consideration in spring 2009.
- Authorize the Air Pollution Control Officer to enhance the District's existing criteria pollutant emissions inventory reporting system to allow businesses subject to AB32 emission reporting requirements to submit simultaneous streamlined reports to the District and the state of California with minimal duplication.
- Authorize the Air Pollution Control Officer to develop and administer voluntary GHG emission reduction agreements to mitigate proposed GHG increases from new projects.
- Direct the Air Pollution Control Officer to support climate protection measures that reduce GHG emissions as well as toxic and criteria pollutants. Oppose measures that result in a significant increase in toxic or criteria pollutant emissions in already impacted area.

SJVAPCD CEQA Greenhouse Gas Guidance.

On December 17, 2009, the SJVAPCD Governing Board adopted "Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA" and the policy, "District Policy—Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency." The SJVAPCD concluded that the existing science is inadequate to support quantification of the impacts that project specific greenhouse gas emissions have on global climatic change. The SJVAPCD found the effects of project-specific emissions to be cumulative, and without mitigation, that their incremental contribution to global climatic change could be considered cumulatively considerable. The SJVAPCD found that this cumulative impact is best addressed by requiring all projects to reduce their greenhouse gas emissions, whether through project design elements or mitigation.

The SJVAPCD's approach is intended to streamline the process of determining if project-specific greenhouse gas emissions would have a significant effect. Projects exempt from the requirements of CEQA, and projects complying with an approved plan or mitigation program would be determined to have a less than significant cumulative impact. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources and have a certified final CEQA document.

Best performance standards (BPS) to address operational emissions of a project would be established according to performance-based determinations. Projects complying with BPS would not require specific quantification of GHG emissions and would be determined to have a less than significant cumulative impact for GHG emissions. Projects not complying with BPS would require quantification of GHG emissions and demonstration that operational greenhouse gas emissions have been reduced or mitigated by 29 percent, as targeted by ARB's AB 32 Scoping Plan. Furthermore, quantification of GHG emissions would be required

for all projects for which the lead agency has determined that an Environmental Impact Report is required, regardless of whether the project incorporates BPS.

APR 2025 – CEQA Determinations of Significance for Projects Subject to ARB's Cap-and Trade Regulation

The purpose of this policy is to provide guidance for the determination of significance for increases of GHG emissions associated with projects that are subject to ARB's cap-and-trade regulation. The SJVAPCD recognizes that the ARB's Cap-and-Trade Regulation is an adopted state-wide plan for reducing or mitigating GHG emissions from targeted industries. GHG emissions addressed by the Cap-and-Trade regulation are subject to an industry-wide cap on overall GHG emissions. As such, any growth in emissions must be accounted for under that cap, such that a corresponding and equivalent reduction in emissions must occur to allow any increase. Further, the cap decreases over time, resulting in an overall decrease in GHG emissions. Therefore, the SJVAPCD concluded that GHG emissions increases subject to ARB's Cap-and-Trade regulation would have a less than significant individual and cumulative impact on global climate change. This policy applies to projects for which the SJVAPCD is the lead agency, but is also useful for evaluation of other CEQA related projects for which the SJVAPCD may not be the lead agency.

3.7.4 Impact Assessment/Environmental Consequences

VII-a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact.

Short-Term Construction-Generated Emissions

Estimated construction-generated emissions are summarized in **Table 3-12**. As indicated, construction of the proposed project would generate maximum annual emissions of approximately 733.89 metric tons of carbon dioxide equivalent (MTCO_{2e}). Construction-related production of GHGs would be temporary. Therefore, the construction-generated emissions would be less than significant.

Table 3-12. Short-Term Construction-Generated GHG Emissions

Short-Term Construction-Generated GHG Emissions	
Year	Emissions (MT CO _{2e}) ⁽¹⁾
2017	566.5590
2018	167.3323
Total:	733.8912

1. Emissions were quantified using the CalEand. A version 2016.3.1. Refer to **Appendix A** for modeling results and assumptions. Totals may not sum due to rounding.

Long-Term Operational Emissions

Long-term operation of the Proposed Project would result in GHG emissions related to resident trips and electricity consumption for lighting, water and additional utilities. As demonstrated in **Table 3-13**, the CO₂ generated from the Proposed Project is in compliance with significance thresholds for long-term emissions and would have a less than significant impact on the environment.

Table 3-13. Long-Term Operation-Generated GHG Emissions

Long-Term Operation-Generated GHG Emissions	
Category	Emissions (MT CO ₂ e) ⁽¹⁾
Area	59.3704
Energy	127.1039
Mobile	700.7312
Waste	12.9547
Water	13.0835
Total:	913.2437
Mobile Sources Significance Threshold	1,100
Stationary Sources Significance Threshold	10,000
Exceed Threshold?	No

1. Emissions were quantified using the CalEEMod, Version 2016, 3.1. Refer to **Appendix A** for modeling results and assumptions. Totals may not sum due to rounding.

VII-b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. In accordance with SJVAPCD's recommended guidance, project-generated GHG emissions would be considered less than significant if: (1) the proposed project complies with applicable BPS; (2) operational GHG emissions would be reduced or mitigated by a minimum of 29 percent in comparison to business-as usual (year 2004) conditions; or (3) project-generated emissions would comply with an approved plan or mitigation program.

The SJVAPCD recognizes that the ARB's Cap-and-Trade regulation is an adopted state-wide plan for reducing or mitigating GHG emissions from targeted industries. In June of 2014, the SJVAPCD issued APR-2025. In this policy document, the SJVAPCD concluded that the combustion of fossil fuels including fuels associate with on- and off-road vehicles, are subject to Cap-and-Trade requirements. The SJVAPCD further concluded that through implementation of the Cap-and-Trade regulation, project specific GHG emissions, generated by fossil fuel use, would be fully mitigated. The SJVAPCD therefore concluded that project generated GHG emissions that are associated with sources subject to ARB's Cap-and-Trade regulation would have a less than significant individual and cumulative impact on global climate change.

As noted above in **Table 3-12** and **Table 3-13**, Proposed Project-generated GHG emissions would be attributable to the consumption of fossil fuels associated with the operation of on- and off-road vehicles. As discussed above, the SJVAPCD has determined that project-generated GHG emissions associated with the use of fossil fuels would be fully mitigated through implementation of ARB's Cap-and-Trade regulation and, therefore, would be considered have a less than significant individual and cumulative impact on the environment.

As discussed earlier in this document, the Cap-and-Trade regulation is a key component in California's AB32 GHG-reduction goals. On August 21, 2008, the SJVAPCD Governing Board approved the District's Climate Change Action Plan (CCAP). The CCAP includes various recommended measures for the reduction of GHG emissions associated with development projects. However, of the measures recommended, none are applicable to the Proposed Project.

For the above-stated reasons, implementation of the Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation for reducing the emissions of GHGs, nor will the proposed project have a significant impact on the environment. This impact would be considered less than significant.

3.8 Hazards and Hazardous Materials

Table 3-14. Hazards and Hazardous Materials

Hazards and Hazardous Materials				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.8.1 Impact Assessment/Environmental Consequences

VIII-a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? and;

Less than Significant. Construction of the proposed project would be short term and could involve the limited transport, storage, use, or disposal of hazardous materials. Some examples of hazardous materials handling include fueling and servicing construction equipment onsite and the transport of fuels, lubricating fluids, and solvents. These types of materials are not acutely hazardous, and all storage, handling, and disposal of these

materials would be pursuant to regulations of the Department of Toxic Substances Control (DTSC), the U.S. Environmental Protection Agency, the Occupational Safety & Health Administration, and the County of Fresno Department of Public Health. The Housing Authority and its construction contractor's adherence to the regulations set forth by these organizations would reduce the potential for hazardous materials impacts during the short-term construction phase to less than significant levels.

VIII-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?

Less than Significant. A Phase I Environmental Site Assessment (ESA) of the subject site property was prepared by Krazan in November 2016. During Krazan's site reconnaissance a former railroad right-of-way was observed to be located adjacent to the north of East Parlier Avenue, approximately 70 feet to the north of the subject site. Based on review of historical aerial photographs, a railroad right-of-way was historically located adjacent to the north of the subject site property from at least 1924 until at least 1993. Potential constituents of concern (COCs) associated with railroad tracks include lead and arsenic. According to information obtained from the State of California Department of Toxic Substances Control (DTSC) Envirostor database, several environmental subsurface assessments were conducted on two properties in the vicinity of the subject site also located in proximity to the former railroad right-of-way, the Avila Apartments located approximately 200 feet to the north-northeast of the subject site and the proposed Heritage Park property located approximately 560 feet to the east of the subject site. The subsurface assessments revealed elevated concentrations of lead and arsenic above established regulatory screening levels for residential developments in shallow soils on both properties. The reported elevated concentrations of arsenic and lead in soil at both sites were attributed to the operation of the former railroad, primarily arsenic contained in herbicides to control weed growth along the tracks, rail ties preserved in arsenic solution and slag ballast used on the rail bed and lead from rail car braking systems. Under the oversight of the DTSC, soil remediation was conducted prior to development of the Avila Apartments and is required by the DTSC prior to development of Heritage Park. Based upon the location of the subject site adjacent to the south of the former railroad right-of-way, the long history of the operation of the railroad right-of-way back to at least 1924 prior to the modernization of the adjacent East Parlier Avenue, the persistence of potential railroad-related COCs in soils, and the documented elevated concentrations of arsenic and lead in soil attributed to the operation of the former railroad at nearby properties under similar circumstances, the potential exists for elevated concentrations of lead and arsenic in soil on the subject site, the nature and extent of which is unknown at this time.

A subsequent Phase II Limited Subsurface Assessment (LSA) addressing the recommendations was conducted by Krazan which was summarized in a January 5, 2017 report. The purpose of the Phase II LSA was to assess the presence or absence of elevated concentrations of arsenic and/or lead within the upper soils located within the northern portion of the subject site. Based on the findings in the field and the laboratory analytical reports for the soil samples collected and analyzed from the subject site during this Phase II LSA, no evidence of a known significant impact (based on a comparison with the established regulatory screening levels) of the COCs investigated in the areas assessed was identified with respect to elevated concentrations of arsenic and lead in on-site surface soils located within the northern portion of the subject site.

VIII-c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant. The Parlier Unified School District located at 900 S. Newmark Ave is approximately one-quarter mile from the project site. Operation of the proposed project would not emit hazardous emissions, and no significant amounts of hazardous materials, substances, or wastes would be transported, used, or disposed of in conjunction with the facility's operation. The onsite use of hazardous materials at the proposed facility would be restricted to typical cleaning solvents and paints used by the Oak Grove

Apartments construction and maintenance staff. These materials would be utilized in small quantities and would be stored in compliance with established State and federal requirements. Construction of the project would emit diesel exhaust, which is considered hazardous. However, the project construction period would be temporary and short-term. Exposure to diesel exhaust during the construction period would not pose substantial hazards to persons at the School District. Impacts would be less than significant.

VIII-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?

No Impact. According to Krazan's December 2016 site reconnaissance and review of available maps and aerial photographs, the site is not located in proximity to explosive and flammable operations and will not expose people or buildings to these hazards.

VIII-e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?; and,

See Impact VIII) below.

VIII-f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. Review of available maps and a December 2016 site reconnaissance indicate that the subject site is not located within proximity of an airport. The closest airport to the subject site is the Reedley Airport approximately 5.75 miles to the northeast. Therefore, the project subject site does not appear to be located in or near an FAA designated Runway Protection Zone, Inner Safety Zone, or Sideline Safety Zone.

VIII-g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant. The project would not block roadways surrounding the site and would not block emergency access to surrounding neighborhoods and properties. Project impacts to emergency response plans would be less than significant.

VIII-h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site and vicinity consist of by residential development to the south, commercial use to the east, municipal facilities to the west, and East Parlier Avenue to the north, beyond which is a developed public park. There are no large expanses of wildland vegetation in the vicinity of the project site. Project development would not subject people or structures to substantial hazards from wildland fires, and no impact would occur.

3.9 Hydrology and Water Quality

Table 3-15. Hydrology and Water Quality

Hydrology and Water Quality				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.9.1 Impact Assessment/Environmental Consequences

IX-a) Violate any water quality standards or waste discharge requirements?

Less than Significant: Short-term impacts from discharge of soil through erosion, sediments, and other pollutants during construction will be minimized by incorporation of BMPs. Over the long-term, runoff from

the completed Project site can be accommodated via surface drainage to the existing drain inlet at the northeast corner of Tulare Street and Avila Avenue. The new apartments will incorporate a landscape plan, recreational area, and paths that will be landscaped with a combination of lawn and drought-tolerant ground cover and materials.

IX-b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less than Significant. The City of Parlier would provide water to the project. The City currently serves the site for the 50 existing apartments and will continue service to the proposed 56 units. Development in the planning area will receive domestic water service from the City of Parlier's water system. Parlier's domestic water comes entirely from groundwater produced by seven production wells,¹⁰ which produced a combined annual average of 759,000,000 gallons between 2009 and 2015,¹¹ or just over 2 million gallons per day.¹² Using a conservative daily usage of 250 gallons per day per unit, the Project presents a potential increase of 1,500 gallons per day overall, or 0.075% of the City's current production. The Project's 56 units will contain water-efficient fixtures and appliances, further reducing usage.

The present water distribution system is adequate for supplying water to the existing community at sufficient fire flows. However, recent groundwater tests indicate that high volume production wells will not likely be available for future growth areas, thus requiring storage of water to meet the demands for domestic water and fire flows. The utilization of storage tanks for fire protection and peak flow will allow low production wells to be constructed to provide domestic water.

The City of Parlier, along with the cities of Reedley, Fowler, Selma, and Kingsburg, currently pays an annual recharge fee to the Consolidated Irrigation District (CID) based upon water usage within the city limits. CID uses these fees, in part, to provide groundwater recharge services in basins located throughout the District.

IX-c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less than Significant. Short-term impacts from discharge of soil through erosion, sediments, and other pollutants during construction will be minimized by incorporation of BMPs. Over the long term, runoff from the completed Project site can be accommodated via surface drainage to the existing drain inlet at the northeast corner of Tulare Street and Avila Avenue. The new apartments will incorporate a landscape plan, recreational area, and paths that will be landscaped with a combination of lawn and drought-tolerant ground cover and materials.

IX-d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

See Impact IX-e) below.

¹⁰ Four wells are currently active, with the other three used as standby facilities.

¹¹ *City of Parlier 1,2,3-TCP Mitigation Feasibility Study*. Provost & Pritchard Consulting Group, 2016.

¹² In 2014 and 2015, water conservation policies were put in place; thus, the usage for those two years is considerably lower than for 2009-2013.

IX-e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant. BMPs will be incorporated into the project to reduce any potential for flooding or runoff. Landscaping will be a combination of lawn and drought-tolerant ground cover and materials. The City of Parlier maintains its own storm water facilities, including the existing inlet at the northeast corner of Tulare Street and Avila Avenue, which are designed to prevent flooding and receive runoff from urban development. The City has an adopted "Master Storm Water Plan" for the existing community. In addition, storm water facilities for undeveloped areas inside the City's current sphere of influence have been planned for in supplemental reports prepared by the City Engineer. Primarily, facilities consist of piping and ponding basins. Basins are constructed as required throughout the community. Storm water facilities are located in various zones of benefit areas. The storm water storage and disposal systems are identified as drainage areas within these zones. As areas develop, storm drainage facilities are constructed to serve these areas. Given that the proposed project is redevelopment of an existing apartment complex with no proposed expansion of the subject site size, it appears that existing storm water facilities will be adequate to accommodate the project and there will be no effect on storm water runoff/drainage.

IX-f) Otherwise substantially degrade water quality?

Less than Significant. Construction activity will include grading, clearing, grubbing, filling, excavation, development or redevelopment of land that results in a disturbance of one (1) acre or more of the total land area, or less if part of a larger plan of development or sale, and therefore the developer must secure a storm water discharge permit in compliance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) regulations (CRF Parts 122-124, Nov. 1990). The proposed project site is 7.6 acres in size. Consequently, it is anticipated that an NPDES storm water discharge permit will be required so that significant storm water related soil erosion during development will occur.

IX-g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? and,

See Impact IX-h) below.

IX-h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The project site is in Flood Zone X, which is outside of 500-year floodplain (FEMA Panel Map No. 06019C2660H, effective date February 18, 2009). No impact would occur.

IX-i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? and,

No Impact. The closest dam is Pine Flat Dam, which is approximately 20 miles northeast of the site. The project site is not within the dam inundation area of Pine Flat Dam. There would be no impact.

IX-j) Inundation by seiche, tsunami, or mudflow?

Less than Significant. The project area is flat, and the project site is not in the flood plain of a stream. The groundwater in the area is reported to be first encountered at a depth of approximately 75 feet below ground surface. Project related hazards associated with mudflows would be less than significant.

3.10 Land Use and Planning

Table 3-16. Land Use and Planning

Land Use and Planning				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.10.1 Impact Assessment/Environmental Consequences

X-a) Would the project physically divide an established community?

No Impact. The project site currently is occupied by the existing Oak Grove Apartments. The implementation of this proposed project will improve the neighborhood with newly redeveloped and updated structures and maintain the subject site with productive viable use which contributes to the continued vitalization of the neighborhood consistent with the goals of the City of Parlier General Plan and provide a resource for the provision of much needed modernized affordable housing. The newly redeveloped structures will be required to be compatible with existing uses and scale and will comply with zoning and plan designation policies.

X-b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant. To accommodate the density of the new development, the proposed Project would amend the General Plan Land Use designation of the site from High Density Residential (14.8-21.8 units per acre) to Medium Density Residential (5.6-14.5 units per acre). The Authority would subdivide the existing site via deed to create the 4.82-acre housing site and the 2.77-acre remainder (containing the Boys and Girls Club), which would remain under the Authority's ownership. The new vacant land surrounding the Boys and Girls club would not be improved other than to apply some level of low-impact landscaping (drought-tolerant ground cover, bark/wood chips, stone, or similar) to prevent dust and mud.

X-c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The project will not conflict with any conservation plan.

3.11 Mineral Resources

Table 3-17. Mineral Resources

Mineral Resources				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.11.1 Impact Assessment/Environmental Consequences

XI-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?

No Impact: The project site is located within the City of Parlier's limits and is currently developed. It is unlikely that the proposed project will result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state,

XI-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?

No Impact: The project site has the existing Oak Grove Apartments located on it. Demolishing the apartments in order to developed a 56-unit complex will not result in the loss of availability of locally important mineral resource recover site delineated on a local general plan, specific plan or other land use plan, because the project will replace an existing development.

3.12 Noise

Table 3-18. Noise

Noise				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.12.1 Impact Assessment/Environmental Consequences

XII-a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact. The subject site property is not in proximity to any major airports or railroads or within line-of-sight of major highway or arterial roadway and is bounded generally on the north by East Parlier Avenue and local roadways Avila Street to the west, Tulare Street to the south, and Bigger Street to the east.

According to the October 2009 *City of Parlier Sphere of Influence Update and General Plan Amendment Draft Program EIR* under Traffic, East Parlier Avenue is classified as a collector roadway which is not a major high-volume thoroughfare. Based upon Krazan's December 2016 field observations, East Parlier Avenue adjacent to the north of the subject site is a two-lane roadway with a 35 MPH speed limit generating an apparent insignificant environmental noise level.

XII-b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant. Because the proposed project involves demolition of existing structures and grading, groundborne vibration or noise would mainly be associated with the use of heavy earthmoving equipment (bulldozers, scrapers, loaders, etc.), and only during construction. Vibration would be minimal and temporary.

XII-c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? and,

No Impact. The project site is currently a 50 unit apartment complex. With the proposed new project, the total number of units will increase by six. This increase is not expected to result in a noticeable increase in noise levels.

XII-d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant. The proposed project would create elevated short-term noise impacts related to the operation of construction equipment. However, after construction of the new apartment complex residential housing project, temporary noise associated with the construction will cease. The temporary noise sensitive uses will be limited to day-time hours. (Monday - Friday 7:00 am. to 7:00 p.m.).

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

See Impact XII-f) below.

XII-f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Review of available maps and a December 2016 site reconnaissance by Krazan & Associates indicate that the subject site is not located within proximity of an airport. The closest airport to the subject site is the Reedley Airport approximately 5.75 miles to the northeast. The project would not expose people to excessive noise levels.

3.13 Population and Housing

Table 3-19. Population and Housing

Population and Housing				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.13.1 Impact Assessment/Environmental Consequences

XIII-a) Induce substantial 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)?

Less than Significant Impact: The project requires the demolition of the existing 50-unit Oak Grove Apartments and the construction of the new 56-unit Oak Grove Apartments. Rental housing in Parlier has an average household size of 4.24 persons,¹³ resulting in an anticipated population increase of 25-26 persons. Whether this increase will comprise persons from Parlier or from out of the area is speculative. The small increase of total persons coupled with the speculative nature of whether the increase at the site will comprise current Parlier residents or people relocating to Parlier from elsewhere results in a less than significant impact.

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

Less Than Significant Impact: The demolition of the existing Oak Grove Apartments will require the temporary relocation of current residents. As described in Chapter 2 Project Description, the Authority will enter into relocation agreements with the current residents to minimize the effects of relocation and ensure that residents return to the Project site upon the completion of construction.

XIII-c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact: See Impact XIII-b) above.

¹³ American FactFinder. 2001-2015 American Community Survey 5-Year Estimates. Accessed January 2017.

3.14 Public Services

Table 3-20. Public Services

Public Services				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.14.1 Impact Assessment/Environmental Consequences

XIV-a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

Fire Protection/Police Protection/Schools/Parks/Other Public Facilities

No Impact: The project will increase the units on site from 50 to 56. This will not require new or physically altered government facilities because of the minimal change to the baseline. Response time, service ratios, and other performance objectives for public services will not be impacted.

3.15 Recreation

Table 3-21. Recreation

Recreation				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.15.1 Impact Assessment/Environmental Consequences

XV-a) Would the project 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?

Less Than Significant Impact: The Project will increase the existing number of units by six, with a corresponding increase in population of 25-26 persons. The City maintains three parks for use by its residents. Earl Ruth Park is located on First Street between "J" and Newmark, Martinez School Park is located on Mendocino Avenue in west Parlier and Veteran's Park is located on Mendocino Avenue north of Parlier Avenue. A "rails-to-trails" park is located directly north of the proposed project area. Furthermore, the City maintains two community centers; one is adjacent to the west of the proposed project site and the other is located on Mendocino Avenue between Cypress and Manning. The Project also proposes onsite amenities that can provide for recreational opportunities. The marginal increase to population resulting from the Project ensures that any impacts to existing recreational facilities will be less than significant.

XV-b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact: The project has the potential to result in only a marginal increase to population, and will not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

3.16 Transportation/Traffic

Table 3-22. Transportation/Traffic

Transportation/Traffic				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.16.1 Impact Assessment/Environmental Consequences

- XVI-a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

See Impact XVI-b) below.

XVI-b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact. The Project may potentially result in a population increase of 25-26 people, and is anticipated to add a negligible amount of vehicle traffic to the existing conditions. The Project does not conflict with any circulation plan or level of service standards. The site will maintain vehicular access to two streets, which themselves connect to the larger city-wide circulation system via numerous points.

XVI-c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

No Impact. The closest airport to the subject site is the Reedley Airport, approximately 5.75 miles to the northeast. The project would not change air traffic patterns or result in safety risks.

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

No Impact. The Project is located in central Parlier. It proposes to relocate two existing access points to Bigger Street and Tulare Street, respectively. It would contain an internal two-way circulation drive with roundabouts at the internal intersections. The Project would result in improved safety, as all vehicles leaving the site would enter in a forward direction; currently, residents in units along Tulare Street and Fett Drive must back into the street.

XVI-e) Result in inadequate emergency access?

No Impact. Although the existing entrances will be relocated, two similar points of access to and from the main City street system will be maintained. Internal circulation provides access to all units within the site.

XVI-f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. The project will not have any effect on transit, bicycle, or pedestrian facilities.

Transit services to the planning area would be provided by the Fresno County Rural Transit Agency (FCRTA). Currently, FCRTA operates Monday through Friday from 7:00 a.m. to 5:30 p.m. Vans operate on an “on call” basis and pick up and drop off at requested destinations for both inter- and intra-City transportation for residents.

3.17 Tribal Cultural Resources

Table 3-23. Tribal Cultural Resources

Tribal Cultural Resources				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.17.1 Impact Assessment/Environmental Consequences

XVII-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:

XVII-a-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)

Less than Significant with Mitigation. The existing Oak Grove Apartments were constructed in 1964 and are approximately 50 years old. A Historic Property Survey was prepared in November 2016 by Jon L. Brady. The archaeological survey was negative for cultural resources. During the architectural survey, twenty-eight historic-era buildings¹ (known as the Oak Grove Apartments) located at 595 Bigger Street and a Boys and Girls Club were identified. These single-story and two-story apartments were recorded and formally evaluated. The Oak Grove Apartments do not appear to be eligible for listing in either the National Register of Historic Places or the California Register of Historical Resources under any applicable criteria; nor are they historical resources for the purposes of CEQA.

The City of Parlier received a letter in response to AB 52 from the Santa Rosa Rancheria Tachi Tribe dated July 13, 2016 requesting formal notice of proposed projects. A letter to the Tribe was sent December 22, 2016 along with the Historic Property Survey regarding consultation for Tribal Cultural Resources. On January 27, 2017, the Tribe indicated via email that while it had no immediate concerns regarding the Project, it recommended that cultural sensitivity training be provided to contractors prior to Project groundbreaking so that in the event that any Tribal resources are discovered, appropriate steps can be taken. With incorporation of Mitigation Measure TCR-1, the impact will be less than significant.

XVII-a-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, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less than Significant with Mitigation. The project site has been developed for approximately 53 years and therefore unlikely to turn up human remains, however California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains would be less than significant.

The City of Parlier received a letter in response to AB 52 from the Santa Rosa Rancheria Tachi Tribe dated July 13, 2016 requesting formal notice of proposed projects. A letter to the Tribe was sent December 22, 2016 along with the Historic Property Survey regarding consultation for Tribal Cultural Resources. On January 27, 2017, the Tribe indicated via email that while it had no immediate concerns regarding the Project, it recommended that cultural sensitivity training be provided to contractors prior to Project groundbreaking so that in the event that any Tribal resources are discovered, appropriate steps can be taken. With incorporation of Mitigation Measure TCR-1, the impact will be less than significant.

Mitigation Measure TCR-1. Prior to start of construction activities on the Project site, any workers who will perform any ground-disturbing activities shall undergo cultural sensitivity training to ensure that all site workers are aware of the potential for discovery of Tribal Cultural Resources and that proper protocol is followed should any such Resources be discovered during construction. Said training will be coordinated between the Fresno Housing Authority, its contractor(s), and the Santa Rosa Rancheria Tachi Yokut Tribe.

3.18 Utilities and Service Systems

Table 3-24. Utilities and Service Systems

Utilities and Service Systems				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.18.1 Impact Assessment/Environmental Consequences

XVII-a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact: The existing Oak Grove Apartments consists of a 50-unit affordable housing community. The proposed project will demolish the existing dwellings and construct 56 new units. The six new units are expected to support a population of 25-26 persons, who may either relocate from within or without Parlier. The speculative nature of any new population coupled with the use of water-efficient fixtures and appliances indicate a marginal, if any, increase or change in wastewater generation. The net increase will not exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board.

XVII-b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact: The proposed project will result in the demolition of the private road Fett Drive. Along with the road, there is a 6" water main and 8" sewer main that will be abandoned and removed upon construction. The proposed project will have to connect to connection points located on Bigger Street, Tulare Street, and Parlier Avenue for individual services to each building or a looped water system with backflow devices at both connection points to the City mains. For wastewater services, the connection points would be the sewer mains in Bigger Street, Avila Street, or Tulare Street. The Project has the potential to result in a population increase of 25-26 persons, which increase will not require the construction or expansion of water or wastewater treatment facility(ies).

XVII-c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact: The Project will be graded to surface flow to the southwest, where storm water will enter the City's systems via the existing drain inlet at the northwest corner of Tulare Street and Avila Street. The City's storm drain system has sufficient capacity to accommodate the development.

XVII-d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact: See Impact IX-b) above.

XVII-e) 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?

Less than Significant Impact: See Impact XVII-a) above

XVII-f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than Significant Impact: The proposed project will be served by the City of Parlier solid waste provider, BFI. Pickups are once per week and include recycling bins. Additional service is available on request. Disposal is at the American Avenue Landfill. Pick-up service is financed by monthly service charges. With the promotion of recycling pursuant to the Waste Management Act, the landfill being supplied by BFI will not see a significant increase of waste making the impact less than significant.

XVII-g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The Housing Authority complies with all federal and state efforts to reduce tonnage of solid waste going to landfills, including Assembly Bill 939 (Integrated Solid waste Management Act of 1989, Public Resources Code Section 40050, *et seq.*), the goal of which was to reduce tonnage to landfills by 50 percent by the year 2000. The project would include storage areas for recyclable materials. The project would comply with all federal, state, and local statutes and regulations related to solid waste, and no significant impact would occur. This issue will not be further considered in the EIR.

3.19 CEQA Mandatory Findings of Significance

Table 3-25. Mandatory Findings of Significance

Mandatory Findings of Significance				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Does the project have the potential to 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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.19.1 Impact Assessment/Environmental Consequences

XVIII-a) Does the project have the potential to 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, 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?

Less than Significant. The Project site has been developed with urban uses since 1964, and is unlikely to support habitat for any sensitive species or to contain resources of cultural or historical importance. The Project will not have a significant impact on sensitive species directly and/or through impacts to habitat, or to historical resources, archaeological resources, or paleontological resources that may be buried in site soils.

XVIII-b) Does the project 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)?

Less than Significant. In comparison to the existing baseline, the Project would result in the addition of six dwellings to the site, potentially supporting an additional population of 25-26 persons. Given the City's population of more than 15,000; this increase, and any impacts that may result, are cumulatively inconsequential.

XVIII-c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant. The initial study did not identify any impacts with the potential to significantly affect human beings.

CHAPTER 4

MITIGATION MONITORING AND REPORTING PROGRAM

4 Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Oak Grove Apartments Project (proposed Project) in Parlier (City). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements.

Table 4-1 presents the mitigation measures identified for the proposed Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 4-1** identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the County to ensure that individual mitigation measures have been complied with and monitored.

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program					
Mitigation Measure/Condition of Approval	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Tribal Cultural Resources					
Mitigation Measure TCR-1: Cultural Sensitivity Training					
Cultural Sensitivity Training. Prior to start of construction activities on the Project site, any workers who will perform any ground-disturbing activities shall undergo cultural sensitivity training is to ensure that all site workers are aware of the potential for discovery of Tribal Cultural Resources and that proper protocol is followed should any such Resources be discovered during construction. Said training will be coordinated between the Fresno Housing Authority, its contractor(s), and the Santa Rosa Rancheria Tachi Yokut Tribe.	Prior to Construction/ Ground-Disturbing Activities	Start of Project	Fresno Housing Authority	Signature of workers	City of Parlier

4.1 Mitigation Measure TCR-1: Cultural Sensitivity Training

4.1.1 Santa Rosa Rancheria Tachi Yokuts

The Santa Rosa Rancheria Tachi Yokut Tribe recommended inclusion of Mitigation Measures TCR-1 in order to ensure that any cultural resources discovered during construction are preserved in accordance with the Tribe's wishes and applicable laws. Prior to initiation of construction, the Fresno Housing Authority will coordinate with the Tribe to provide appropriate cultural resources training to any workers who will perform construction activities on the Project site. The Authority, or its contractor(s), will provide a signable list of names of all construction workers, foremen, etc. At the training, which will occur onsite, each individual will be required to sign the list indicating that he participated in the training. Once training is complete and all participants have signed the list, the Authority will provide a copy to the City of Parlier, which will forward the list to the appropriate Tribal representative(s).

Appendix A

CalEEMod

Oak Grove Apartment Project

Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartment Mid Rise	56.00	Dwelling Unit	7.59	56,000.00	224

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2017
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW/hr)	641.35	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Operational Year - 2018

Land Use - 4.82 acres of the site for apartment development, 7.59-acres undeveloped. 224 possible residents.

Construction Phase - 12 month construction period, 45 day demolition period, site prep, grading. 176 day construction and paving. 44 day coating.

Off-road Equipment -

Off-road Equipment - Crane not anticipated to be used 7 hours/day for full construction period, set to 4 hours per day to accomodate temporary use.

Off-road Equipment - 1-2 dump trucks to remove debris.

Off-road Equipment - 1-2 Dump Trucks, 2-3 Heavy Equipment vehicles

Off-road Equipment -

Off-road Equipment -

Trips and VMT - 10-20 Construction workers, 2 trips per day. Average tandem dump truck can carry 15 cubic yards of debris. Total of 3,000 cubic yards of debris; therefore, 187 hauling trips. # of worker trips set to defaults.

Demolition - ~1.1 tons per cubic yard of debris, 3,000 cubic yards of debris

Grading - 7.59 total acres, construction of the new facilities will occur on 4.82 acres of the total project acreage

Vehicle Trips - Defaults

Energy Use -

Operational Off-Road Equipment - No known off-road equipment.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	230.00	176.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	176.00
tblConstructionPhase	NumDays	10.00	45.00
tblConstructionPhase	PhaseEndDate	6/3/2020	5/1/2018
tblConstructionPhase	PhaseEndDate	4/5/2019	4/2/2018
tblConstructionPhase	PhaseEndDate	7/5/2018	8/31/2017
tblConstructionPhase	PhaseEndDate	12/4/2019	4/2/2018
tblConstructionPhase	PhaseEndDate	1/2/2018	8/31/2017
tblConstructionPhase	PhaseStartDate	12/5/2019	3/1/2018
tblConstructionPhase	PhaseStartDate	7/6/2018	7/31/2017
tblConstructionPhase	PhaseStartDate	1/3/2018	6/30/2017
tblConstructionPhase	PhaseStartDate	4/6/2019	7/31/2017
tblConstructionPhase	PhaseStartDate	7/1/2017	6/30/2017
tblGrading	AcresOfGrading	22.50	4.82
tblGrading	AcresOfGrading	0.00	4.82
tblLandUse	LotAcreage	1.47	7.59
tblLandUse	Population	160.00	224.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Off-Highway Trucks
tblOffRoadEquipment	UsageHours	7.00	4.00
tblProjectCharacteristics	OperationalYear	2018	2017
tblTripsAndVMT	HaulingTripNumber	326.00	187.00

2.0 Emissions Summary

Unmitigated Construction

Mitigated Construction

Year	tons/yr							MT/yr								
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2017	0.6051	5.8849	3.5976	6.1400e-003	0.6199	0.3265	0.9464	0.3139	0.3028	0.6167	0.0000	562.8050	562.8050	0.1501	0.0000	566.5584
2018	0.6792	1.3452	1.1535	1.8500e-003	0.0172	0.0811	0.0983	4.6100e-003	0.0758	0.0804	0.0000	166.3250	166.3250	0.0403	0.0000	167.3321
Total	1.2843	7.2301	4.7511	7.9900e-003	0.6371	0.4075	1.0447	0.3185	0.3786	0.6971	0.0000	729.1300	729.1300	0.1904	0.0000	733.8904

[illegible]

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4415	0.0488	1.8336	4.7400e-003		0.2331	0.2331		0.2331	0.2331	30.6843	24.9388	55.6231	0.1446	4.4000e-004	59.3704
Energy	4.8100e-003	0.0411	0.0175	2.6000e-004		3.3200e-003	3.3200e-003		3.3200e-003	3.3200e-003	0.0000	126.5118	126.5118	4.4800e-003	1.6100e-003	127.1039
Mobile	0.2079	2.1294	2.0886	7.5300e-003	0.4087	0.0145	0.4232	0.1102	0.0138	0.1240	0.0000	698.9167	698.9167	0.0726	0.0000	700.7312
Waste						0.0000	0.0000		0.0000	0.0000	5.2291	0.0000	5.2291	0.3090	0.0000	12.9547
Water						0.0000	0.0000		0.0000	0.0000	1.1575	8.0854	9.2430	0.1193	2.8800e-003	13.0835
Total	0.6542	2.2193	3.9397	0.0125	0.4087	0.2510	0.6597	0.1102	0.2503	0.3605	37.0709	858.4528	895.5236	0.6499	4.9300e-003	913.2437

2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	0.4415	0.0488	1.8336	4.7400e-003	0.2331	0.2331	0.2331	0.2331	0.2331	0.2331	30.6843	24.9388	55.6231	0.1446	4.4000e-004	59.3704
Energy	4.8100e-003	0.0411	0.0175	2.6000e-004	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	0.0000	126.5118	126.5118	4.4800e-003	1.6100e-003	127.1039
Mobile	0.2079	2.1294	2.0886	7.5300e-003	0.4087	0.0145	0.4232	0.1102	0.0138	0.1240	0.0000	698.9167	698.9167	0.0726	0.0000	700.7312
Waste						0.0000	0.0000	0.0000	0.0000	0.0000	5.2291	0.0000	5.2291	0.3090	0.0000	12.9547
Water						0.0000	0.0000	0.0000	0.0000	0.0000	1.1575	8.0854	9.2430	0.1193	2.8800e-003	13.0835
Total	0.6542	2.2193	3.9397	0.0125	0.4087	0.2510	0.6597	0.1102	0.2503	0.3605	37.0709	858.4528	895.5236	0.6499	4.9300e-003	913.2437

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/1/2017	6/30/2017	5	45	
2	Site Preparation	Site Preparation	6/30/2017	8/31/2017	5	45	
3	Grading	Grading	6/30/2017	8/31/2017	5	45	
4	Building Construction	Building Construction	7/31/2017	4/2/2018	5	176	
5	Paving	Paving	7/31/2017	4/2/2018	5	176	
6	Architectural Coating	Architectural Coating	3/1/2018	5/1/2018	5	44	

Acres of Grading (Site Preparation Phase): 4.82

Acres of Grading (Grading Phase): 4.82

Acres of Paving: 0

Residential Indoor: 113,400; Residential Outdoor: 37,800; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Off-Highway Trucks	2	8.00	402	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Unmitigated Construction Off-Site

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr							CO2e	
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4		N2O
Fugitive Dust					0.0353	0.0000	0.0353	5.3500e-003	0.0000	5.3500e-003		0.0000	0.0000	0.0000		0.0000
Off-Road	0.1320	1.4088	0.7307	1.4700e-003		0.0660	0.0660	0.0612	0.0612	0.0612		0.0000	135.5284	135.5284	0.0389	0.0000
Total	0.1320	1.4088	0.7307	1.4700e-003	0.0353	0.0660	0.1013	5.3500e-003	0.0612	0.0666		0.0000	135.5284	135.5284	0.0389	0.0000
																136.5004
																136.5004

3.2 Demolition - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	9.8000e-004	0.0322	4.3100e-003	8.0000e-005	1.6000e-003	1.8000e-004	1.7800e-003	4.4000e-004	1.7000e-004	6.1000e-004	0.0000	7.3465	7.3465	6.8000e-004	0.0000	7.3634
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6500e-003	1.8500e-003	0.0183	4.0000e-005	3.6000e-003	3.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	3.3941	3.3941	1.2000e-004	0.0000	3.3972
Total	3.6300e-003	0.0341	0.0226	1.2000e-004	5.2000e-003	2.1000e-004	5.4000e-003	1.4000e-003	1.9000e-004	1.5900e-003	0.0000	10.7406	10.7406	8.0000e-004	0.0000	10.7606

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.4091	0.0000	0.4091	0.2237	0.0000	0.2237	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1116	1.1762	0.5278	8.6000e-004		0.0648	0.0648		0.0596	0.0596	0.0000	79.5024	79.5024	0.0244	0.0000	80.1114
Total	0.1116	1.1762	0.5278	8.6000e-004	0.4091	0.0648	0.4738	0.2237	0.0596	0.2833	0.0000	79.5024	79.5024	0.0244	0.0000	80.1114

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3800e-003	1.6700e-003	0.0165	3.0000e-005	3.2400e-003	2.0000e-005	3.2600e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	3.0547	3.0547	1.1000e-004	0.0000	3.0575
Total	2.3800e-003	1.6700e-003	0.0165	3.0000e-005	3.2400e-003	2.0000e-005	3.2600e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	3.0547	3.0547	1.1000e-004	0.0000	3.0575

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.4091	0.0000	0.4091	0.2237	0.0000	0.2237	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1116	1.1762	0.5278	8.6000e-004		0.0648	0.0648		0.0596	0.0596	0.0000	79.5023	79.5023	0.0244	0.0000	80.1113
Total	0.1116	1.1762	0.5278	8.6000e-004	0.4091	0.0648	0.4738	0.2237	0.0596	0.2833	0.0000	79.5023	79.5023	0.0244	0.0000	80.1113

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3800e-003	1.6700e-003	0.0165	3.0000e-005	3.2400e-003	2.0000e-005	3.2600e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	3.0547	3.0547	1.1000e-004	0.0000	3.0575
Total	2.3800e-003	1.6700e-003	0.0165	3.0000e-005	3.2400e-003	2.0000e-005	3.2600e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	3.0547	3.0547	1.1000e-004	0.0000	3.0575

3.4 Grading - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.1381	0.0000	0.1381	0.0748	0.0000	0.0748	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0691	0.7625	0.3849	6.7000e-004		0.0400	0.0400		0.0368	0.0368	0.0000	62.0088	62.0088	0.0190	0.0000	62.4838
Total	0.0691	0.7625	0.3849	6.7000e-004	0.1381	0.0400	0.1780	0.0748	0.0368	0.1116	0.0000	62.0088	62.0088	0.0190	0.0000	62.4838

3.4 Grading - 2017

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9900e-003	1.3900e-003	0.0137	3.0000e-005	2.7000e-003	2.0000e-005	2.7200e-003	7.2000e-004	2.0000e-005	7.3000e-004	0.0000	2.5456	2.5456	9.0000e-005	0.0000	2.5479
Total	1.9900e-003	1.3900e-003	0.0137	3.0000e-005	2.7000e-003	2.0000e-005	2.7200e-003	7.2000e-004	2.0000e-005	7.3000e-004	0.0000	2.5456	2.5456	9.0000e-005	0.0000	2.5479

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.1381	0.0000	0.1381	0.0748	0.0000	0.0748	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0691	0.7625	0.3848	6.7000e-004		0.0400	0.0400		0.0368	0.0368	0.0000	62.0087	62.0087	0.0190	0.0000	62.4837
Total	0.0691	0.7625	0.3848	6.7000e-004	0.1381	0.0400	0.1780	0.0748	0.0368	0.1116	0.0000	62.0087	62.0087	0.0190	0.0000	62.4837

3.4 Grading - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9400e-003	1.3900e-003	0.0137	3.0000e-005	2.7000e-003	2.0000e-005	2.7200e-003	7.2000e-004	2.0000e-005	7.3000e-004	0.0000	2.5456	2.5456	9.0000e-005	0.0000	2.5479
Total	1.9900e-003	1.3900e-003	0.0137	3.0000e-005	2.7000e-003	2.0000e-005	2.7200e-003	7.2000e-004	2.0000e-005	7.3000e-004	0.0000	2.5456	2.5456	9.0000e-005	0.0000	2.5479

3.5 Building Construction - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1577	1.2983	0.9419	1.3600e-003		0.0911	0.0911		0.0857	0.0857	0.0000	121.2316	121.2316	0.0292	0.0000	121.9617
Total	0.1577	1.2983	0.9419	1.3600e-003		0.0911	0.0911		0.0857	0.0857	0.0000	121.2316	121.2316	0.0292	0.0000	121.9617

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9800e-003	0.0501	9.8500e-003	1.0000e-004	2.1900e-003	4.8000e-004	2.6600e-003	6.3000e-004	4.6000e-004	1.0900e-003	0.0000	9.0897	9.0897	1.2100e-003	0.0000	9.1200
Worker	0.0130	9.0500e-003	0.0894	1.8000e-004	0.0176	1.3000e-004	0.0177	4.6700e-003	1.2000e-004	4.7900e-003	0.0000	16.5933	16.5933	6.1000e-004	0.0000	16.6086
Total	0.0149	0.0592	0.0993	2.8000e-004	0.0198	6.1000e-004	0.0204	5.3000e-003	5.8000e-004	5.8800e-003	0.0000	25.6830	25.6830	1.8200e-003	0.0000	25.7286

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.1577	1.2983	0.9419	1.3600e-003		0.0911	0.0911		0.0857	0.0857	0.0000	121.2315	121.2315	0.0292	0.0000	121.9616
Total	0.1577	1.2983	0.9419	1.3600e-003		0.0911	0.0911		0.0857	0.0857	0.0000	121.2315	121.2315	0.0292	0.0000	121.9616

3.5 Building Construction - 2017**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9800e-003	0.0501	9.8500e-003	1.0000e-004	2.1900e-003	4.8000e-004	2.6600e-003	6.3000e-004	4.6000e-004	1.0900e-003	0.0000	9.0897	9.0897	1.2100e-003	0.0000	9.1200
Worker	0.0130	9.0500e-003	0.0894	1.8000e-004	0.0176	1.3000e-004	0.0177	4.6700e-003	1.2000e-004	4.7900e-003	0.0000	16.5933	16.5933	6.1000e-004	0.0000	16.6086
Total	0.0149	0.0592	0.0993	2.8000e-004	0.0198	6.1000e-004	0.0204	5.3000e-003	5.8000e-004	5.8600e-003	0.0000	25.6830	25.6830	1.8200e-003	0.0000	25.7286

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0814	0.6875	0.5490	8.2000e-004		0.0458	0.0458		0.0432	0.0432	0.0000	71.9452	71.9452	0.0172	0.0000	72.3750
Total	0.0814	0.6875	0.5490	8.2000e-004		0.0458	0.0458		0.0432	0.0432	0.0000	71.9452	71.9452	0.0172	0.0000	72.3750

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0200e-003	0.0283	5.1200e-003	6.0000e-005	1.3100e-003	2.3000e-004	1.5400e-003	3.8000e-004	2.2000e-004	6.0000e-004	0.0000	5.4329	5.4329	6.9000e-004	0.0000	5.4503
Worker	6.9100e-003	4.7000e-003	0.0467	1.1000e-004	0.0106	7.0000e-005	0.0106	2.8000e-003	7.0000e-005	2.8700e-003	0.0000	9.7137	9.7137	3.2000e-004	0.0000	9.7217
Total	7.9300e-003	0.0330	0.0518	1.7000e-004	0.0119	3.0000e-004	0.0122	3.1800e-003	2.9000e-004	3.4700e-003	0.0000	15.1467	15.1467	1.0100e-003	0.0000	15.1720

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0814	0.6875	0.5490	8.2000e-004		0.0458	0.0458		0.0432	0.0432	0.0000	71.9451	71.9451	0.0172	0.0000	72.3749
Total	0.0814	0.6875	0.5490	8.2000e-004		0.0458	0.0458		0.0432	0.0432	0.0000	71.9451	71.9451	0.0172	0.0000	72.3749

3.5 Building Construction - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0200e-003	0.0283	5.1200e-003	6.0000e-005	1.3100e-003	2.3000e-004	1.5400e-003	3.8000e-004	2.2000e-004	6.0000e-004	0.0000	5.4329	5.4329	6.9000e-004	0.0000	5.4503
Worker	6.9100e-003	4.7000e-003	0.0467	1.1000e-004	0.0106	7.0000e-005	0.0106	2.8000e-003	7.0000e-005	2.8700e-003	0.0000	9.7137	9.7137	3.2000e-004	0.0000	9.7217
Total	7.9300e-003	0.0330	0.0518	1.7000e-004	0.0119	3.0000e-004	0.0122	3.1800e-003	2.9000e-004	3.4700e-003	0.0000	15.1467	15.1467	1.0100e-003	0.0000	15.1720

3.6 Paving - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1070	1.1395	0.8268	1.2500e-003		0.0638	0.0638		0.0587	0.0587	0.0000	116.2880	116.2880	0.0356	0.0000	117.1787
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.1070	1.1395	0.8268	1.2500e-003		0.0638	0.0638		0.0587	0.0587	0.0000	116.2880	116.2880	0.0356	0.0000	117.1787

3.6 Paving - 2017

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8600e-003	3.3900e-003	0.0335	7.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	6.2225	6.2225	2.3000e-004	0.0000	6.2282
Total	4.8600e-003	3.3900e-003	0.0335	7.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	6.2225	6.2225	2.3000e-004	0.0000	6.2282

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1070	1.1395	0.8268	1.2500e-003		0.0638	0.0638		0.0587	0.0587	0.0000	116.2878	116.2878	0.0356	0.0000	117.1786
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.1070	1.1395	0.8268	1.2500e-003		0.0638	0.0638		0.0587	0.0587	0.0000	116.2878	116.2878	0.0356	0.0000	117.1786

3.6 Paving - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8600e-003	3.3900e-003	0.0335	7.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	6.2225	6.2225	2.3000e-004	0.0000	6.2282
Total	4.8600e-003	3.3900e-003	0.0335	7.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	6.2225	6.2225	2.3000e-004	0.0000	6.2282

3.6 Paving - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0542	0.5782	0.4883	7.5000e-004		0.0316	0.0316		0.0290	0.0290	0.0000	68.6784	68.6784	0.0214	0.0000	69.2129
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0542	0.5782	0.4883	7.5000e-004		0.0316	0.0316		0.0290	0.0290	0.0000	68.6784	68.6784	0.0214	0.0000	69.2129

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.2000e-004	6.3000e-004	6.2200e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2952	1.2952	4.0000e-005	0.0000	1.2962
Total	9.2000e-004	6.3000e-004	6.2200e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2952	1.2952	4.0000e-005	0.0000	1.2962

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Archit. Coating	0.5256					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.5700e-003	0.0441	0.0408	7.0000e-005		3.3100e-003	3.3100e-003		3.3100e-003	3.3100e-003	0.0000	5.6172	5.6172	5.3000e-004	0.0000	5.6305
Total	0.5322	0.0441	0.0408	7.0000e-005		3.3100e-003	3.3100e-003		3.3100e-003	3.3100e-003	0.0000	5.6172	5.6172	5.3000e-004	0.0000	5.6305

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.2000e-004	6.3000e-004	6.2200e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2952	1.2952	4.0000e-005	0.0000	1.2962
Total	9.2000e-004	6.3000e-004	6.2200e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2952	1.2952	4.0000e-005	0.0000	1.2962

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Mitigated	0.2079	2.1294	2.0886	7.5300e-003	0.4087	0.0145	0.4232	0.1102	0.0138	0.1240	0.0000	698.9167	698.9167	0.0726	0.0000	700.7312
Unmitigated	0.2079	2.1294	2.0886	7.5300e-003	0.4087	0.0145	0.4232	0.1102	0.0138	0.1240	0.0000	698.9167	698.9167	0.0726	0.0000	700.7312

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartment Mid Rise	372.40	357.84	328.16	1,066,400	1,066,400
Total	372.40	357.84	328.16	1,066,400	1,066,400

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %			
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartment Mid Rise	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3			

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.460473	0.036633	0.167238	0.147836	0.023143	0.005958	0.030501	0.116272	0.002399	0.001935	0.005629	0.001175	0.000809

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	78.9268	78.9268	3.5700e-003	7.4000e-004		79.2361
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	78.9268	78.9268	3.5700e-003	7.4000e-004		79.2361
NaturalGas Mitigated	4.8100e-003	0.0411	0.0175	2.6000e-004		3.3200e-003	3.3200e-003		3.3200e-003	3.3200e-003	0.0000	47.5850	47.5850	9.1000e-004	8.7000e-004		47.8678
NaturalGas Unmitigated	4.8100e-003	0.0411	0.0175	2.6000e-004		3.3200e-003	3.3200e-003		3.3200e-003	3.3200e-003	0.0000	47.5850	47.5850	9.1000e-004	8.7000e-004		47.8678

5.2 Energy by Land Use - NaturalGas

Unmitigated

	Natural/Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartment's Mid Rise	891709	4.8100e-003	0.0411	0.0175	2.6000e-004	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	0.0000	47.5850	47.5850	9.1000e-004	8.7000e-004	47.8678
Total		4.8100e-003	0.0411	0.0175	2.6000e-004	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	3.3200e-003	0.0000	47.5850	47.5850	9.1000e-004	8.7000e-004	47.8678

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																	
Apartment's Mid Rise	891709	4.8100e-003	0.0411	0.0175	2.6000e-004		3.3200e-003	3.3200e-003		3.3200e-003	3.3200e-003	0.0000	47.5850	47.5850	9.1000e-004	8.7000e-004	47.8678
Total		4.8100e-003	0.0411	0.0175	2.6000e-004		3.3200e-003	3.3200e-003		3.3200e-003	3.3200e-003	0.0000	47.5850	47.5850	9.1000e-004	8.7000e-004	47.8678
MT/yr																	

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Apartment's Mid Rise	271309	78.9268	3.5700e-003	7.4000e-004	79.2361
Total		78.9268	3.5700e-003	7.4000e-004	79.2361

5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Apartment's Mid Rise	271,309	78.9268	3.5700e-003	7.4000e-004	79.2361
Total		78.9268	3.5700e-003	7.4000e-004	79.2361

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Mitigated	0.4415	0.0488	1.8336	4.7400e-003		0.2331	0.2331		0.2331	0.2331	30.6843	24.9388	55.6231	0.1446	4.4000e-004	59.3704
Unmitigated	0.4415	0.0488	1.8336	4.7400e-003		0.2331	0.2331		0.2331	0.2331	30.6843	24.9388	55.6231	0.1446	4.4000e-004	59.3704

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0526					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2187					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1571	0.0439	1.4137	4.7200e-003		0.2309	0.2309	0.2309	0.2309	0.2309	30.6843	24.2596	54.9439	0.1439	4.4000e-004	58.6741
Landscaping	0.0131	4.9000e-003	0.4200	2.0000e-005		2.2800e-003	2.2800e-003	2.2800e-003	2.2800e-003	2.2800e-003	0.0000	0.6792	0.6792	6.8000e-004	0.0000	0.6963
Total	0.4415	0.0488	1.8336	4.7400e-003		0.2331	0.2331	0.2331	0.2331	0.2331	30.6843	24.9388	55.6231	0.1446	4.4000e-004	59.3704

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Architectural Coating	0.0526					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2187					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1571	0.0439	1.4137	4.7200e-003		0.2309	0.2309	0.2309	0.2309	0.2309	30.6843	24.2596	54.9439	0.1439	4.4000e-004	58.6741
Landscaping	0.0131	4.9000e-003	0.4200	2.0000e-005		2.2800e-003	2.2800e-003	2.2800e-003	2.2800e-003	2.2800e-003	0.0000	0.6792	0.6792	6.8000e-004	0.0000	0.6963
Total	0.4415	0.0488	1.8336	4.7400e-003		0.2331	0.2331	0.2331	0.2331	0.2331	30.6843	24.9388	55.6231	0.1446	4.4000e-004	59.3704

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.2430	0.1193	2.8800e-003	13.0835
Unmitigated	9.2430	0.1193	2.8800e-003	13.0835

7.2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Apartments Mid Rise	3.64863 / 2.30022	9.2430	0.1193	2.8800e-003	13.0835
Total		9.2430	0.1193	2.8800e-003	13.0835

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Apartments Mid Rise	3.64863 / 2.30022	9.2430	0.1193	2.8800e-003	13.0835
Total		9.2430	0.1193	2.8800e-003	13.0835

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	5.2291	0.3090	0.0000	12.9547
Unmitigated	5.2291	0.3090	0.0000	12.9547

8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartment's Mid Rise	25.76	5.2291	0.3090	0.0000	12.9547
Total		5.2291	0.3090	0.0000	12.9547

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	25.76	5.2291	0.3090	0.0000	12.9547
Total		5.2291	0.3090	0.0000	12.9547

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

Appendix B

Historical Property Survey

HISTORIC PROPERTY SURVEY
FOR THE
PROPOSED HAFC OAK GROVE
APARTMENTS REGENERATION PROJECT
(APN 355-041-24T)
PARLIER, FRESNO COUNTY, CALIFORNIA



Submitted To:

Mr. Art Farkas, REA
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EXECUTIVE SUMMARY

In October 2016, an intensive archaeological and architectural survey was performed within a 7.59-acre parcel located at 595 Bigger Street, Parlier, California.

The Oak Grove Apartments is an existing multifamily residential development consisting of 50 affordable housing units on 7.59 acres at 595 Bigger Street, Parlier, Fresno County, California (Assessor Parcel Number [APN] 355-041-24T). The proposed project would demolish the existing 50 units and construct high density new apartments. Landscaping would include landscaped grounds, paved parking areas and paved walkways. The development would include a mix of two- to four-bedroom units.

To implement this proposal, the Housing Authority of Fresno County (HAFC) is applying for funding from the United States Department of Housing and Urban Development Rental Assistance Demonstration (RAD) Program. The project therefore constitutes a federal undertaking as defined in 36 Code of Federal Regulations (CFR) Part 800.16 (y). Thus in order to comply with the National Historic Preservation Act (NHPA) of 1966, as amended, it is the responsibility of the County of Fresno to determine if the proposed undertaking has the potential to affect historic properties, if present. To comply with the California Environmental Quality Act (CEQA), the County is required to determine if the proposed project will have a significant impact on important historical resources.

This report documents the efforts to identify and evaluate cultural resources to support a finding of "No Historic Properties Affected," pursuant to 36 CFR 800.4 (d) (1). The report also fulfills California Environmental Quality Act (CEQA) requirements that mandate public agencies determine whether a project will have a significant impact on important historical resources. A substantial adverse change in the significant qualities of a historical resource is considered a significant impact. As defined by CEQA, in part, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) [14 California Code of Regulations (CCR) 15064.5 (a)(3)].

The archaeological survey was negative for cultural resources. During the architectural survey, twenty-eight historic-era buildings¹ (known as the Oak Grove Apartments) located at 595 Bigger Street and a Boys and Girls Club were identified within the Area of Potential Effects (Figures 2); these single-story and two-story apartments were recorded and formally evaluated (Appendix D). The Oak Grove Apartments do not appear to be eligible for listing in either the National Register of Historic Places or the California Register of Historical Resources under any applicable criteria; nor are they historical resources for the purposes of CEQA.

No further cultural resources investigation is recommended for the undertaking unless project plans are altered to include areas not covered by this study.

In the unlikely event that unanticipated buried archaeological deposits are encountered during Project-related activities, work in the immediate vicinity of the discovery must cease until

¹ For this report these 28 buildings will be treated as one property.
Historic Property Survey for the Proposed
HAFC Oak Grove Apartments Regeneration
Project (APN 355-041-24T), Parlier, California

the finds can be evaluated by a qualified archaeologist. Should human remains be encountered within the Project area, the Fresno County Coroner must be contacted immediately; if the remains are determined to be Native American, then the Native American Heritage Commission must be contacted as well.

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1.0 INTRODUCTION

This report presents the findings of an archaeological and architectural survey of a 7.59-acre parcel located at 595 Bigger Street located in the community of Parlier, California (Figure 1). This archaeological and architectural project is being undertaken at the behest of Krazan & Associates, Inc., located in Clovis, California.

This report documents the efforts to identify and evaluate archaeological sites and historic-era resources to support the findings of "No Historic Properties Affected," pursuant to 36 CFR 800.4 (d) (1). The report also fulfills California Environmental Quality Act (CEQA) requirements that mandate public agencies determine whether a project will have a significant impact on important historical resources. A substantial adverse change in the significant qualities of a historical resource is considered a significant impact. As defined by CEQA, in part, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) [14 California Code of Regulations (CCR) 15064.5 (a)(3)].

Jon L. Brady and David Lanner of J&R Environmental Services conducted an archaeological and architectural survey of the Area of Potential Effects (APE) in October 2016 (Figure 2). No significant cultural resources (historic properties) were identified as a result of archaeological and architectural survey of the Project's APE.

Survey methods and findings are presented in the subsequent sections.

1.1 PROJECT DESCRIPTION

The Oak Grove Apartments, an existing multifamily residential development consisting of 50 housing units on a 7.59-acre parcel at 595 Bigger Street, Parlier California (Assessor Parcel Number [APN] 355-041-24T). The units range from one to four bedrooms. The proposed project would demolish all 50 units and construct new apartments.

All of the units will be built to include amenities that are comparable to market rate units in the community. Unit amenities will include energy star appliances, washer/dryers, dishwashers, and central heating and cooling. On-site parking and unit amenities will bring new life to the complex and tenant population. Drought resistant landscaping will be installed to minimize water usage and energy efficient appliances will be installed to reduce the energy usage at the property.

To implement this proposal, HAFC is applying for funding from the United States Department of Housing and Urban Development Program. The project therefore constitutes a federal undertaking as defined in 36 Code of Federal Regulations (CFR) Part 800.16 (y). Thus in order to comply with the National Historic Preservation Act (NHPA) of 1966, as amended, it is the responsibility of the County of Fresno, California to determine if the proposed undertaking has the potential to affect historic properties, if present. To comply with the California Environmental Quality Act (CEQA), the County is required to determine if the proposed project will have a significant impact on important historical resources.

1.2 PROPERTY LOCATION

The 7.59-acre project area is bounded generally bounded on the north by East Parlier Avenue, Avila Street to the west, Tulare Street to the south and Bigger Street to the east. The property consists of both single-story and two-story units. Landscaping for Oak Grove Apartments includes divided walkways, mature shaded trees and shrubs, and lawns surrounding all of the buildings. The entire property is enclosed with wrought iron fences.

1.3 PROJECT AREA OF POTENTIAL EFFECTS

The Area of Potential Effects (APE) for the archaeological and architectural survey is limited to a single 7.59-acre parcel located at 595 Bigger Street (APN 355-041-24T) in Parlier, California. The APE is further described as being in Township 15 South, Range 22 East, Section 22 , M.D.B. & M, as shown on the Selma 7.5 Minute topographic quadrangle (USGS 1969) (Figure 1) and the APE Map (Figure 2).

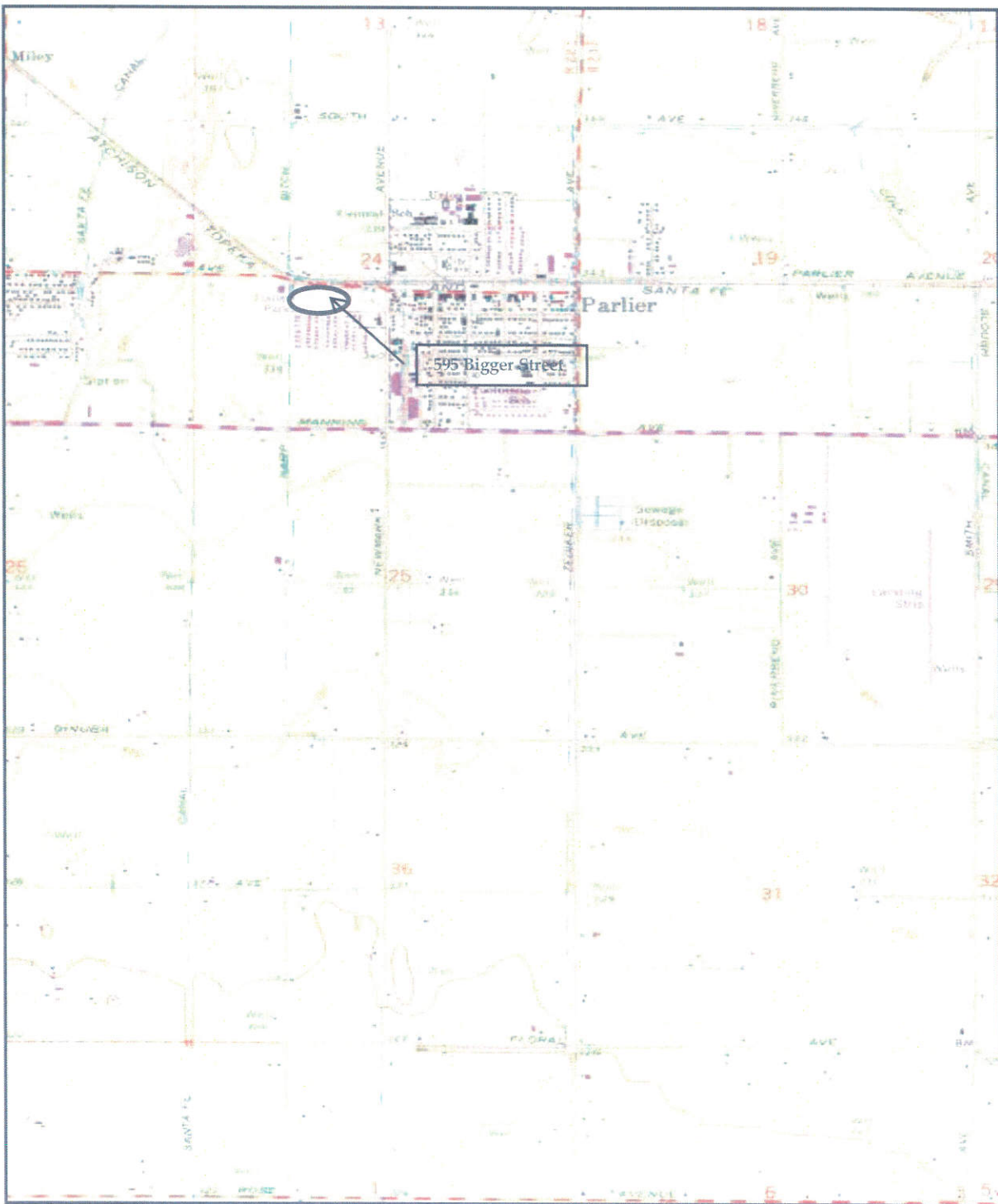


Figure 1. Project Location (595 Bigger Street, Parlier, California; USGS Selma 7.5 Minute Quadrangle, 1969 [Photo Revised 1981]).



Figure 2. Project Area of Potential Effects (Oak Grove Apartments – 7.59 acres).

2.0 REGULATORY CONTEXT

2.1 NATIONAL HISTORIC PRESERVATION ACT

The significance of cultural resources is evaluated under the criteria for inclusion in the National Register of Historic Places (NRHP), authorized under the National Historic Preservation Act of 1966, as amended. The criteria defined in 36 CFR 60.4 are as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important to prehistory or history.

Sites listed or eligible for listing on the NRHP are considered to be "historic properties." Sites younger than 50 years, unless of exceptional importance, are not eligible for listing in the NRHP.

2.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA requires consideration of project impacts on archaeological or historical sites deemed to be "historical resources." Under CEQA, a substantial adverse change in the significant qualities of a historical resource is considered a significant effect on the environment. For the purposes of CEQA, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (Title 14 CCR §15064.5[a][1]-[3]). Historical resources may include, but are not limited to, "any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (PRC §5020.1[j]).

The eligibility criteria for the California Register are the definitive criteria for assessing the significance of historical resources for the purposes of CEQA (Office of Historic Preservation n.d.). Generally, a resource is considered "historically significant" if it meets one or more of the following criteria for listing on the California Register:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1[c])

3.0 SETTING

3.1 NATURAL SETTING

The project APE is located in Fresno County, California. The county occupies part of the southern San Joaquin Valley, "...a huge intermontane trough filled with alluvium, situated between the Coast Ranges on the west and the foothills of the Sierra Nevada on the east" (Napton 1992). The Greater Central Valley, which extends from the vicinity of Redding south to Tehachapi Pass a distance of 375 miles, is characterized by flat terrain with elevations ranging from 300 to 400 feet at the north and south ends and 50 feet at the center (Storer and Usinger 1963:26).

The Lower Sonoran plant community is part of the California biotic province (Munz and Keck 1959:11). The dominant species of tree are the Fremont Cottonwood (*Populus fremontii*), California Sycamore (*Platanus racemosa*), Valley Oak (*Quercus lobata*), and Willow (*Salix*) which are found along stream beds or near springs (Chesemore and Latimer 1980).

Fauna common to the project area include the Wood Duck (*Aix Sponsa*), coyote (*Canis latrans*), and California quail (*Lophortyx californicus*). Other fauna common to the project area

include the stellar jay (*Cyanocitta stelleri*), the red-tailed hawk (*Buteo jamaicensis*), the Horned Lark (*Eremophila alpestris*), the Magpie (*Pica*), and the Cottontail (*Sylvilagus audubonii*) (Ingles 1965; Storer and Usinger 1963; Verner and Boss 1980).

3.2 CULTURAL SETTING

(The next two sections are adapted from a report authored by Brady and Roper [2011:11]).

3.2.1 Archaeological Context

The San Joaquin Valley and adjacent Sierra foothills and Coast Range have a long and complex cultural history with distinct regional patterns that extend back more than 11,000 years (McGuire 1995). The first generally agreed-upon evidence for the presence of prehistoric peoples in the region is represented by the distinctive fluted spear points, termed Clovis points, found on the margins of extinct lakes in the San Joaquin Valley. The Clovis points are found on the same surface with the bones of extinct animals such as mammoths, sloths, and camels. Based on evidence from elsewhere, the ancient hunters who used these spear points existed during a narrow time range of 10,900 BP to 11,200 BP.

The next cultural period represented, the Western Pluvial Lakes tradition, thought by most to be after the Clovis period, is another widespread complex that is characterized by stemmed spear points. This poorly defined early cultural tradition is regionally known from a small number of sites in the Central Coast Range, San Joaquin Valley lake margins, and Sierra Nevada foothills. The cultural tradition is dated to between 8,000 and 10,000 years ago and its practitioners may be the precursors to the subsequent cultural pattern.

About 8,000 years ago, many California cultures shifted the main focus of their subsistence strategies from hunting to seed gathering, as evidenced by the increase in food-grinding implements found in archeological sites dating to this period. This cultural pattern is best known for southern California, where it has been termed the Milling Stone Horizon (Wallace 1954, 1978a), but recent studies suggest that the horizon may be more widespread than originally described and is found throughout the region. Radiocarbon dates associated with this period vary between 8,000 and 2,000 BP, although most cluster in the 6,000 to 4,000 BP range (Basgall and True 1985).

Cultural patterns as reflected in the archeological record, particularly specialized subsistence practices became codified within the last 3,000 years. The archeological record becomes more complex, as specialized adaptations to locally available resources were developed and populations expanded. Many sites dating to this time period contain mortars and pestles and/or are associated with bedrock mortars, implying the intense exploitation of the acorn. The range of subsistence resources utilized and exchange systems expanded significantly from the previous period. In the Central Valley, archaeological evidence of social stratification and craft specialization is indicated by well-made artifacts such as charmstones and beads, often found as mortuary items. Ethnographic lifeways serve as good analogs for this period.

3.2.2 Ethnographic Summary

The ethnographic inhabitants of the proposed project area were the Southern Valley Yokuts. Speakers of the Yokutsan Family of languages covered the entire San Joaquin Valley, and also extended into the foothills of the Southern Sierra Nevada. Taken together, "Eighteenth-century Valley Yokuts may have numbered ≈41,000 persons...", thus was making them the largest ethnic

group in California during the aboriginal period (Moratto 1984:173). Kroeber (1976) indicates that many Southern Valley Yokuts tribes were dialectically distinct and each tribe had a defined territory. Tribes consisted of as many as 350 individuals living in one or more villages, and were organized in patrilineal totemic lineages, or moieties. Each tribe had a chief for each moiety, and each village had a shaman. Powers (1976) describes a remarkable regularity to Southern Valley Yokuts villages, wherein each village has a single row of wedge-shaped thatched huts with a continuous thatched awning running along the front of them. According to Latta, the project area is located between the territory of the *Wechikit* tribal area to the northeast near Sanger and the *Wimilche* to the south on the Kings River (1977:163, 171).

Moratto describes the prehistoric valley environment as follows: "Except for stream corridors and the Delta, the prehistoric Central Valley was a Lower Sonoran grassland - the California Prairie" (1984:170). Selma lies within close proximity to the former location of the sloughs and swamps of the lower Kings River. The environment contained a vast supply of plant and animal foods. Paramount among these were tules, whose roots, seeds, and new shoots provided food, and whose shafts were used for boats, houses, bedding, mats, hunting blinds, and myriad other applications. Cottonwoods, sycamores, and willows lined the creeks, but oaks did not extend far onto the valley floor. Grasses covered the spaces in between, and also were exploited for seeds and roots.

The Southern Valley Yokuts possessed a subsistence system that exploited the lake-marsh-prairie ecosystem, and they "lived in permanent villages on high ground near watercourses and subsisted by fishing, hunting, fowling, and intensive collecting" (Moratto 1984:173-174). Large mammals that could be found in the valley included tule elk, pronghorn antelope, and deer. Rather than hunt these animals in pursuit, Southern Valley Yokuts constructed hunting blinds near sources of water and waited for the animals to come to the water's edge. Predatory mammals included grizzly bears, mountain lions, wolves, and foxes. Small and medium-sized mammals included squirrels, rabbits, badgers, skunks, raccoons, beavers, and coyotes. Quail, and rabbits and other small mammals were captured with snares, and rabbits were also driven into nets. Fish were caught using weirs, spears, and baskets (Powers 1976, Wallace 1978). Numerous species of resident waterfowl lived in aquatic environments of the valley, and that number was increased by birds flying the Pacific flyway migratory route. In addition to hunting many species of avifauna, the Southern Valley Yokuts also collected their eggs. Resources absent in the valley included raw materials for both flaked stone tools and ground stone tools. Cedar trees, the wood of choice for crafting bows, also were absent.

Southern Valley Yokuts were first encountered by Europeans in 1772 when Pedro Fages led an expedition through Tejon Pass, past Lake Buena Vista, and on toward the San Luis Obispo area. Mission influences did not extend into the southern San Joaquin Valley directly, but rather through runaway mission Indians who brought with them practices learned at the missions. Thus, the San Joaquin Valley Yokuts "acquired a taste for horseflesh; later they wanted horses to ride. Aided by apostate neophytes, the Yokuts began making forays against the mission and the rancho herds. They raided so successfully that they became known as 'Horsethief Indians'" (Wallace 1978:460). Consequently, punitive expeditions into the valley were organized by the rancheros to recover stolen livestock, for punishment, and to acquire slaves from the early to mid-1800s. One of the most devastating events for the Southern Valley Yokuts was "an 1833 epidemic, which may have

been malaria of unusual severity (Cook 1955a). The outbreak devastated the Native Population, with an estimated mortality of 75 percent" (Wallace 1978:460).

A record of the devastation of Native American populations in the Central Valley was recorded by Colonel J. Warner, a member of the Ewing-Young trapping expedition, which passed through the valley in 1832-1833 (Gilbert 1879:11). Warner made the following observation about Indian villages located along the San Joaquin River from the foothill region down into the valley floor:

...many of those villages contained from fifty to one hundred dwellings, all of which were built with poles and thatched with rushes...On the Tuolumne, Stanislaus and Calaveras rivers, there were Indian villages above the mouths, as also at, or near, their junction with the San Joaquin...On our return, late in the summer of 1833, we found the valleys depopulated. From the head of the Sacramento, to the great bend and slough of the San Joaquin, we did not see more than six or eight live Indians; while large numbers of their skulls and dead bodies were to be seen under almost every shade tree, near water, where the uninhabited and deserted villages had been converted into graveyards.

Once California was annexed by the United States, settlers dispossessed the Southern Valley Yokuts from their lands. The remaining tribes were eventually relocated to reservations near the Tehachapi Mountains and Madera, and ultimately to the Tule River Reservation.

3.3 HISTORICAL CONTEXT

3.3.1 Brief History of the Central Valley

While the earliest presence of Euro Americans in the Greater Central Valley dates to the early 1800s, settlement here came only after the discovery of gold in California in 1848. This triggered a rapid invasion of the state by gold seekers, ultimately setting the stage for the future development of the Central Valley.

According to one source (Napton 1992):

An indirect, although eventually decisive, consequence of the Gold Rush was the occupation of strategic points in the Central Valley by ferry operators, storekeepers, inn keepers, and others who supplied miners with goods and transportation. Numerous ferries were operated along the San Joaquin, most of them for only a few decades as the flow of gold-seekers waned...

By 1865 the American Civil War and a changing economy created a demand for grain. California cattle and sheepmen switched to wheat farming, which in turn required operation of steamboats along the San Joaquin River to bring the grain to market. One of the first feeder services ran from Stockton upriver to Grayson (Durnham's Ferry), thence to Hills Ferry near present-day Newman, and onward to Tuolumne City (Brotherton 1982). Service began May 1, 1850, and continued until about 1906. After the turn of the century, river waters receded due to increased crop irrigation, and steamer services gradually came to an end (MacMullen 1944).

As irrigation developed in the Central Valley most of the large land grants were broken up into numerous small farms. With the coming of railroads the valley began to take on its present densely settled, highly productive aspect...

3.3.2 Isaac N. Parlier

Isaac N. Parlier, the founder of the community that takes his name, came to California in 1874, first settling in Stanislaus County. Three years later he moved to Fresno County where he raised stock and farmed 400 acres near present-day Parlier. Parlier first served as the community's first postmaster, then in 1883 became president of the Centerville and Kingsburg (C&K) Ditch Company.

The Parlier family established a general store, trading post, and post office in the center of town. Soon small farming families began to settling in the area with wheat being the initial cash crop. With the presence of the railroad through the center of the valley, farmers began to grow grapes, raisins and tree fruit in order to meet the demands of the world food market. Parlier soon became the hub among surrounding communities. The town was finally incorporated in 1921.

A historical sketch of the community beginning in the early 20th century is derived from Larry Trujillo's 1978 Ph.D. dissertation entitled *The Quest for Chicano Control: A Case Study*," and summarized below by Runsten et al. in a 1995 paper *Parlier: The Farmworker Service Economy*:

Early in the twentieth century, Parlier was the hub for a group of small towns south of Fresno, including Del Rey, Reedley, Selma, Sanger, Fowler, and Kingsburg; Parlier had a bank, packing houses, wineries. The area became an important center of raisin production, and Parlier was called the "buckle of the raisin belt" in 1914. The California Associated Raisin Company was formed in 1912, which became Sun Maid in 1923; Parlier growers were important participants in this development and a raisin plant was located in the town. The Great Depression hit Parlier hard; packing houses closed, the raisin processing plant relocated, businesses and ranches were foreclosed. The town never again reached the economic strength it had before the Depression.

The region was characterized by a small-farm settlement pattern, as was the whole east side of the San Joaquin valley, based on homesteading and land sales by the railroads. Apart from German and Scandinavian immigrants, the area was also settled by the Armenians and the Japanese. The development of labor intensive irrigated agriculture led from the start of the use of ethnic immigrants as a seasonal labor force.

As with other areas in California, the Chinese, who had been brought to the United States to build railroads, were employed first; they built the local canal systems. The Chinese Exclusion Act of 1882 halted this immigration and vigilante groups drove

the Chinese out of rural California. They were succeeded by the Japanese. By 1912, there was a settled Japanese community in Parlier, consisting of farm workers, growers and shopkeepers. They were set back by the Exclusionary Immigration Act of 1924, and more significantly by internment during World War II. Nevertheless, today many of the principal grower-shippers of fruit in the area are Japanese. The Armenians came during the 1894-1921 period, but especially in 1915-16. By 1920 there were 600 in Parlier. Many were skilled vineyardists who helped to develop the raisin industry, and they are still important farm owners in the Parlier area.

Labor shortages in the raisin harvest led to a strong demand for Mexican workers during World War I. The first Mexican-origin families settled in Parlier about 1920. Most of them were from Texas, specifically the Rio Grande valley. In fact, the western area of Parlier, long known as La Colonia, is sometimes referred to as "little Texas." However, most of these Tejanos were originally from northern Mexico, a pattern that persists today in the state farm labor camp in the same area of town. Parlier became spatially ethnically segregated, with the Armenians in the southwest area of town, the Asians in the west, and further west in its own separate enclave was "Mexican town" or La Colonia.

Parlier was incorporated in 1921, when 95 percent of the population was Anglo. Every elected official was Anglo until 1968, when a Japanese American was elected to the city council. By 1971, on the eve of the Chicano "revolt," 80 percent of the population was Latino. That Parlier became incorporated at all is due to its long history. Had Parlier not been Anglo-dominated, it would probably never had come to have a local government. In rural unincorporated areas of California where Latinos are now settling, Anglo-dominated entities at the county level routinely oppose incorporation.

With the community having a large Latino enclave, housing has become a focal point; however, not unlike other smaller communities in the Central Valley, Parlier is confronted with housing shortages for low-income families. The community's local government has been very progressive in trying to meet the needs of those families. To address this issue, its local government has sought county funding as well as funding from the federal government in an attempt to provide low-income housing.

3.3.3 Affordable Housing and the Federal Housing Authority

In 1934, at the height of the Great Depression, the United States Congress created the Federal Housing Administration; this was one of many federal agencies created as part of the New Deal. FHA was created at a time when the housing industry was being victimized by the country's depressed economy. Approximately two million construction jobs had been lost by 1934; the poor economy and high interest rates made it difficult for people to purchase homes; most mortgage loans were limited to fifty percent of the property's value; and, at the time, only four in 10 households owned homes (<http://www.hud.gov/offices/hsg/fhahistory.cfm>, accessed April 20, 2015).

During World War II and its aftermath, FHA sponsored programs that “helped finance military housing and homes for returning veterans and their families after the war” (<http://www.hud.gov/offices/hsg/fhahistory.cfm>, accessed April 20, 2015). Over the course of the next decade, FHA also helped finance the construction of privately-owned apartments for “...elderly, handicapped and lower income Americans” (<http://www.hud.gov/offices/hsg/fhahistory.cfm>, accessed April 20, 2015). However, FHA acted only with the blessing of local governments.

When these FHA projects were undertaken, housing projects were almost never built on lands dedicated to agriculture or left to nature. Rather, these housing projects were built in older neighborhoods. The projects that included low-income housing, apartments or other residential units were usually subsidized on a rent-geared-to-income (RGI) basis. Up until the 1960s, public housing was geared to working-class and middle-class families who were predominantly white. By the 1960s this trend had changed, when public housing began to target minorities and low-income families, and when FHA became part of the Department of Housing and Urban Development (hereinafter, HUD).

3.3.4 Project Specific History

In 1964 the Housing Authority of Fresno County, with the cooperation of the City of Parlier and the assistance of the Public Housing Administration, an agency within the Federal Housing Authority, constructed the Oak Grove Apartments, a 50-unit apartment complex, consisting of single-story and two story apartments at 595 Bigger Street in the city of Parlier, California.

According to an article in the August 2, 1964 edition of the *Fresno Bee* (p7-B), the Fresno County Housing authority announced its initial occupancy dates of August 17, 1964 for qualified renters. The 50-unit complex in Parlier varies in size from one to five bedrooms. To assist those seeking accommodations, the article reported that an employee of the housing authority, Mrs. Olvera would be in Parlier on Mondays, Wednesdays, and Fridays.

In order to qualify for one of the apartments, a family of two adults and two children could apply. The annual family income would need to be \$3,700 or less. Rent for an apartment would be based on about 20 percent of the family's net annual income.

The Oak Grove Apartments was one of the few constructed in Parlier during the 1960s. However, affordable public housing continues to be a primary goal of local agencies intent on providing housing to low-income families. Within the County of Fresno, construction of public housing continues to be a thriving enterprise.

4.0 RESEARCH METHODS

4.1 RECORDS SEARCH

Prior to the commencement of fieldwork, J&R Environmental Services, represented by Justin M. Brady, initiated an in-house records search (RS #16-415) at the Southern San Joaquin Valley Information Center (SSJVIC) of the California Historical Resource Information System (CHRIS), located at California State University, Bakersfield. During the records search, the files of the SSJVIC were examined for known cultural resources in or near the APE and previously completed cultural Historic Property Survey for the Proposed HAFC Oak Grove Apartments Regeneration Project (APN 355-041-24T), Parlier, California

resources studies pertaining to the vicinity. Additional sources consulted at the SSJVIC included the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks List, Points of Historical Interest, the Historic Property Data File, the California Inventory of Historic Resources, as well as site records and existing cultural resources reports (Appendix B).

4.2 NATIVE AMERICAN CONSULTATION

As part of the research procedures, the State of California's Native American Heritage Commission (NAHC) in Sacramento was contacted in October 2016 to request a records search in the commission's sacred lands file (Appendix C).

4.3 HISTORICAL RESEARCH

Mr. Brady conducted library and archival research. Sources of information included the California History and Genealogy Room of the Fresno County Library; the Fresno County Assessor's Office, the Henry Madden Library, California State University, Fresno; as well as the archives of J&R Environmental Services. Internet resources included <http://godfrey.org>; <http://ancestry.com>; and <http://goggleearth.com>.

4.4 FIELD METHODOLOGY

4.4.1 Archaeological Methodology

Prior to the field work, a survey strategy was developed based on the culturally-modified landscape within the project APE (refer to Figure 2).

Survey methodology included complete, intensive-level coverage with parallel transects at 20 meter intervals employed in all open areas within the housing complex located on the parcel identified as APN 355-041-24T. Approximately 40 percent of the 7.59-acre parcel is planted with grasses.

4.4.2 Architectural Methodology

Jon L. Brady of J&R Environmental Services performed an architectural survey within the project APE. This 1964 apartment complex was recorded on California Department of Parks and Recreation Primary Record and Building, Structure and Object Record forms (DPR 523A and 523B). Photographs were taken of all elevations. These completed forms are provided at Appendix C.

5.0 RESULTS AND FINDINGS

5.1 RECORDS SEARCH

According to the records (RS #16-415) on file at the Southern San Joaquin Valley Information Center, there has been no cultural resource surveys conducted within the project APE. There have been five cultural resources surveys (FR-564, -570, -1042, -1622, and -2398) conducted with one-half mile of the project area and three others (FR-562, -2263, and -2493) one mile (refer to Table 1). There have been no cultural resources recorded within the project APE. .

No cultural resources within a one-half mile radius are designated as California State Historic Landmarks or California Points of Historic Interest, or are listed in the National Register of Historic Places or the California Register of Historical Resources.

Table 1: Cultural Resource Surveys within one mile of project APE.

County	SSJVIC Report #	Author	Date	Resources
Fresno	FR-562	L. Kyle Napton, Ph.D.	February 1989	None
Fresno	FR-564	L. Kyle Napton, Ph.D.	December 1990	None
Fresno	FR-570	Peak & Associates, Inc.	October 1988	None
Fresno	FR-1042	Donald G. Wren	May 1990	None
Fresno	FR-1622	Donald G. Wren	December 1990	None
Fresno	FR-2263	C. Kristina Roper	October 2006	None
Fresno	FR-2398	Melinda A. Peak	January 2009	None
Fresno	FR-2493	Alan P. Gold, Ph.D.	October 2009	None

5.2 NATIVE AMERICAN CONSULTATION

The Native American Heritage Commission in a letter dated October 17, 2016 indicated that a Sacred Lands File search within the project APE was negative. The NAHC provided a list of tribes/individuals culturally affiliated to the project area. Letters were sent out to those on the contact list provided by the NAHC requesting any information about the area or interest in the project (refer to Appendix C). The list of contacts is provided below in Table Two.

Table 2. Results of Native American contact with individuals and organizations with an interest in this project.

Native American Contact	Tribe	Date of Contact	Method of Contact	Comments
Delia Dominguez, Tribal Chairperson	<i>Kitanemuk & Yowlumne Teyon Indians</i>	10/25/2016	Via e-mail	No comments to date
Bob Pennell, Cultural Resources Director	Table Mountain Rancheria	10/25/2016	Via post	Indicated this is beyond their territory and have no further interest
Leanne Walker-Grant, Chairperson	Table Mountain Rancheria	10/25/2016	Via post	Called and left message.
Rueben Barrios, Sr., Chairperson	Santa Rosa Tachi Rancheria	10/25/2016	Via Post	Called, no answer
Joey Garfield, Tribal Archaeologist	<i>Tule River Indian Tribe</i>	10/25/2016	Via e-mail	No response to date
Neil Peyron, Chairperson	<i>Tule River Indian Tribe</i>	10/25/2016	Via e-mail	No response to date
Kerri Vera, Environmental Dept.	<i>Tule River Indian Tribe</i>	10/25/2016	Via e-mail	No response to date

5.3 ARCHAEOLOGICAL SURVEY

The archaeological survey was conducted within the project APE (Figure 2) with negative results.

5.4 ARCHITECTURAL SURVEY

The one parcel identified as APN 355-041-24T (595 Bigger Street) has 28 historic-era buildings (being treated as one property) located there. This property was formally evaluated for this report. The California DPR forms 523A and 523B are located at Appendix D of this report.

5.4.1 Site Evaluation

The Oak Grove Apartments are located on a 7.9-acre parcel at 595 Bigger Street in Parlier, California. The apartment complex consists of 28 buildings housing 50 single-story and two-story apartments and a Boys and Girls Club. Landscaping includes mature shade trees, shrubs, hedges, flower beds, concrete walkways, asphalt driveways and parking areas, and divided grassy areas throughout the complex enclosed by three-foot-high decorative wrought iron railings.

There two basic floor plans are discussed below:

Floor Plan 1 (refer to Figure 3): This end-gabled unit has a rectangular footprint with a low-pitched, composition shingle roof with shallow boxed eaves. The building rests on a concrete slab. The exterior walls are concrete block with the façade and rear elevations consisting of stucco over wood framing. Window piercings are filled with aluminum sliding windows. Primary entryways are located on the asymmetrical façade as well on the rear elevation. At each location low-pitched gabled porch roofs are supported on the corners by square stuccoed columns. Fiber wood doors are located on the front and rear elevations.



Figure 3. Floor Plan 1 – Two-story unit

As noted above the only modifications that are visible include new aluminum sliding windows.

Floor Plan 2 (refer to Figure 4): The single-story floor plan is fairly uniform except for the number of bedrooms each unit has. Some of the units have three, four, and five bedrooms. These buildings have a rectangular footprint resting on a concrete slab. The roofs are hipped-on-gabled covered with composition shingles. The boxed eaves are shallow. Exterior walls consist of concrete block. Pedestrian entryways are recessed under the primary roof. Access into interior spaces is gained through a wood-paneled door and security screen door. Secondary entryways are located on the rear elevation of each unit, also recessed under the primary roof. All window piercings are filled with vinyl slider windows of varying sizes. Each unit has its own evaporative cooler mounted on the roof. There do appear to any major modifications to any of the buildings.



Figure 4. Floor Plan 2

5.4.2 Statement of Significance

The Oak Grove Apartments were constructed in 1964 in the Modern architectural style. Based on the visible modifications, the apartment complex has good integrity.

In 1934, as part of the New Deal the Federal Housing Administration was created when the housing industry was being victimized by the country's depressed economy. Over two million construction jobs had been lost as the result of the Great Depression in the United States. To make things even worse, the depressed economy made it difficult for people to purchase homes due to high interest rates and even harder for people to sell their homes because mortgage companies would only finance about fifty percent of the home's value, and when only four in ten families owned a home.

During World War II, the Federal Housing Administration began to sponsor financing of the construction of privately-owned apartments for the elderly, handicapped, and low-income families. The federal government began to provide federal assistance to local governments that were willing to become a part of this national program. In Fresno County, the Housing Authority of Fresno County was created circa 1942. By the 1950s, a number of public housing projects had been completed within the county using both federal and local dollars.

In 1964, the Housing Authority of Fresno County, with the assistance of the Public Housing Administration, an agency of within the Federal Housing Authority, financed the construction of the Oak Grove Apartments. The apartments were constructed as part of a county wide program to provide affordable public housing for low-income families.

Modifications within this complex are limited to re-roofing, adding security doors, adding modern roof-mounted evaporative coolers, and replacing the original windows. Consequently, the complex has good historical integrity.

The Oak Grove Apartments located at 595 Bigger Street do not appear to be associated with significant events (Criterion A) at the local, regional or national level. It is one of many federally supported public housing units constructed throughout Fresno County, the State of California, and the greater United States to address the needs of the lower-income public in the 1930s, 1940s and beyond.

These apartments do not appear to be associated with individuals important at the national, regional, or local levels (Criterion B). Archival research failed to identify any important individuals associated with this housing project, either at the local, regional, or national levels.

The Oak Grove Apartments do not appear to embody the distinctive characteristics of a type, period, or method of construction associated with a master craftsman; nor does the property reflect high-style architecture. Consequently, the subject property does not appear to be eligible for listing in the National Register of Historic Places under Criterion C.

Finally, the buildings at 595 Bigger Street do not appear to be eligible for the National Register (Criteria D) as any research potential can be gleaned from archival research.

This property does not appear to be a historic resource for the purposes of CEQA.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 ARCHAEOLOGY

The result of the archaeological survey of the subject property was negative. No further archaeological investigations are recommended unless properties are added to the project that were not part of the current APE.

In the unlikely event that unanticipated buried archaeological deposits are encountered during Project-related activities, work in the immediate vicinity of the discovery must cease until the finds can be evaluated by a qualified archaeologist. Should human remains be encountered within the Project area, the County Coroner must be contacted immediately; if the remains are determined to be Native American, then the Native American Heritage Commission must be contacted as well.

6.2 ARCHITECTURE

The Oak Grove Apartments were formally evaluated for the National Register of Historic Places. The apartments do not appear to be eligible for the National Register under any applicable criterion.

6.3 RECOMMENDATIONS

In conclusion, no historic properties (i.e., cultural resources eligible for inclusion on the National Register of Historic Places or California Register of Historical Resources) were identified within the project APE; thus, the proposed project will have **no effect** on significant or important archaeological or other cultural resources. Therefore, no further cultural resource investigation is recommended at this time.

In the unlikely event that unanticipated buried archaeological deposits are encountered during Project-related activities, work in the immediate vicinity of the discovery must cease until the finds can be evaluated by a qualified archaeologist. Should human remains be encountered within the Project area, the Fresno County Coroner must be contacted immediately; if the remains are determined to be Native American, then the Native American Heritage Commission must be contacted as well.

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Appendix A: Qualifications of Preparers

Jon L. Brady meets the Secretary of the Interior's Guidelines for archaeology and architectural history. Mr. Brady holds a B.A. in both Political Science and Anthropology and an M.A. in History (with an emphasis on Historical Archaeology) from California State University, Fresno. Mr. Brady has worked as a consulting archaeologist and historian over the last thirty-four years working with both Section 106 and CEQA compliance documents. He has also taught at the community college level in California over the last sixteen years as an adjunct instructor. Courses taught include Ancient Civilizations, Modern European History, U.S. History, Political Science, Cultural Anthropology, and Field Methods in Archaeology.

Justin M. Brady, working under the supervision of the Principal Investigator for this project, has twelve years of archaeological survey experience in California. He has participated in numerous archaeological surveys in the Greater Central Valley and the Sierra Nevada. He has also participated as a research assistant in a number of architectural surveys in Fresno, Tulare, and Kern counties.

David Lanner, archaeologist, participated in the pedestrian survey for this project. Mr. Lanner has completed all but one course for his BA in Anthropology and has a Bachelor of Fine Arts degree from Utah State University. Mr. Lanner has 20 years of field experience in archaeology and working with Section 106 and CEQA compliance documents.

Appendix B: SSJVIC Records Search

October 5, 2016

From: J & R Environmental Services
17900 Auberry Road
Clovis, CA 93611

To: Southern San Joaquin Valley
Information Center
California State University, Fresno
9001 Stockdale Highway
Bakersfield, CA 93311-1099

RE: Record Search for Oak Grove Regeneration Project, Parlier, Fresno County,
California.

Dear Celeste:

This is a request for an in-house record search to be conducted by Justin Brady on behalf of J&R Environmental Services.

J&R Environmental Services will be conducting cultural resources surveys (archaeological and architectural) for Housing Authority of Fresno County. The proposed HAFC will result in the demolition and new construction of the Oak Grove Apartments, 595 Bigger Street (Assessor Parcel Number 355-220-04), located in Parlier, Fresno County, California. The survey area is approximately 10 acres. This is a federal undertaking.

The project study area is located on the USGS Selma 7.5 Minute Quadrangle, M.D.B. & M., Township 15 South, Range 22 East, northeast ¼ of southwest ¼ of Section 22.

Please bill me for the record search.

If you have any questions, please contact me at 559.299.4695, Cell No. 559.285.3575, or by e-mail at professorjlb@hughes.net. Thank you in advance for your cooperation in this matter.

Best regards,

/s/
Jon L. Brady
Consulting Archaeologist/
Architectural Historian

1 Encl: Project Study Area

Appendix C: Native American Consultation

October 11, 2016

Ms. Katie Sanchez
Native American Heritage Commission
915 Capitol Mall, RM 364
Sacramento, CA 95814

Via email: nahc@nahc.ca.gov

Re: Request for Sacred Lands File Search and Native American Contact List for the Oak Grove Regeneration Project, Parlier, Fresno County, California.

Dear Ms. Sanchez,

Krazan & Associates is doing an environmental review for the aforementioned project. The proposed HAFC project calls for demolition and new construction of apartment buildings at 595 Bigger Street APN 355-22-04, Parlier, Fresno County, Ca.

Currently the HAFC has 50 units of Public Housing on 10 acres in the city of Parlier, CA. These 50 units have a single-story duplex configuration. The HAFC is anticipating a higher density of new apartments. Landscaping will include landscaped grounds, paved parking areas, and paved walkways. The Housing Authority of Fresno County is using federal dollar, thus there is a federal nexus for the project and is deemed a federal undertaking.

The project study area is located in a portion of Section 24, Township 15 South, Range 22 East, M.D.B. & M. (Selma 7.5 Minute Quadrangle) (refer to attached map). J&R Environmental Services will be conducting both an archaeological and architectural survey within the property at this location.

J&R Environmental Services is requesting any background information you can provide regarding prehistoric, historic or ethnographic land use. We would also like to know of any contemporary Native American values that may be associated with the project study area or any other information contained in your Sacred Lands Inventory.

Please provide us with a contact list of Native Americans that may have an interest in this project.

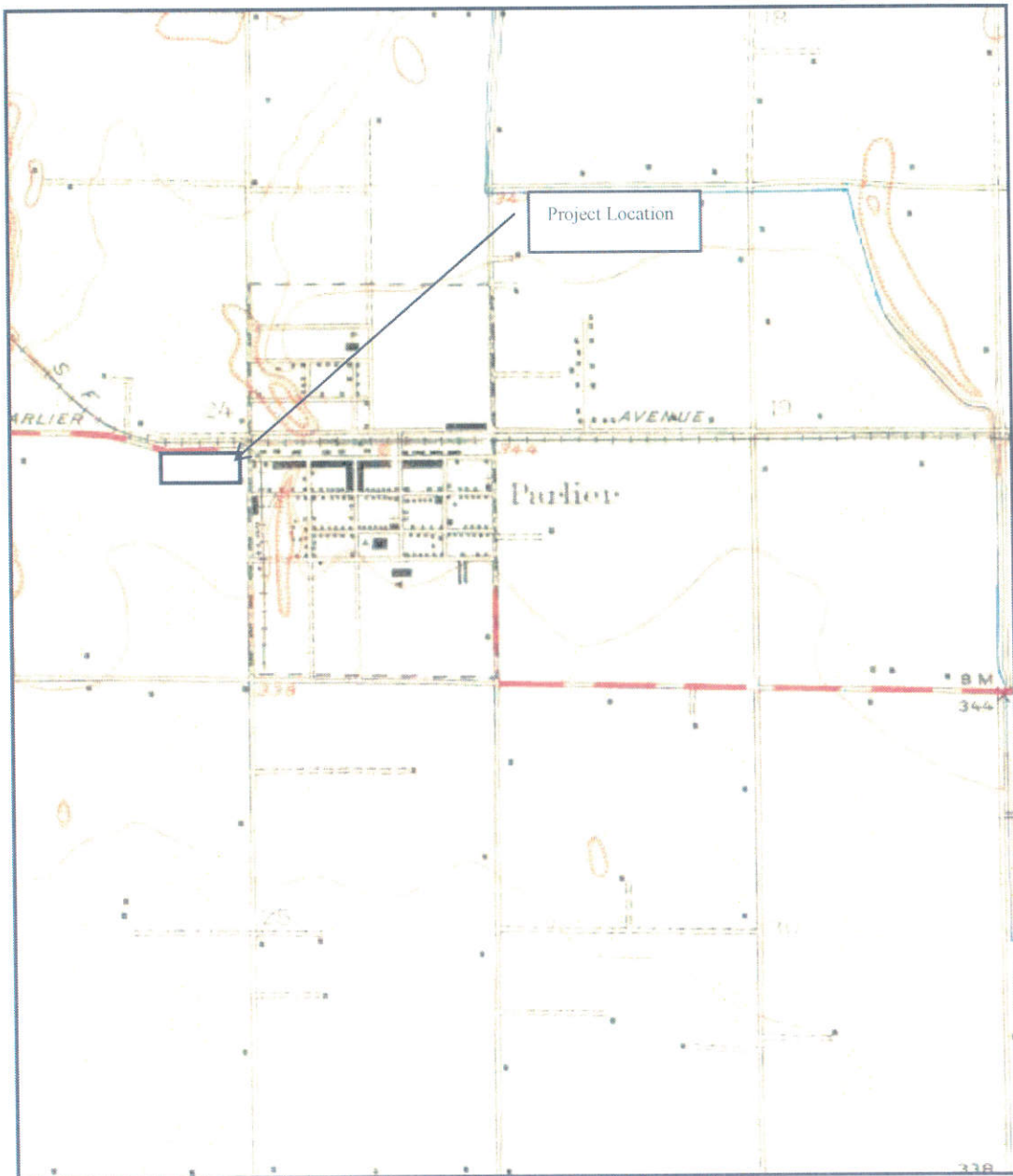
If you have any questions regarding this project, please contact Jon L. Brady at (559) 285-3575, or by e-mail (professorjlb@hughes.net).

Sincerely,



Jon L. Brady, M.A.
Principal Archaeologist

Enclosure (Location Map)



Project Location: Portion of Section 24, Township 15 South, Range 22 East (USGS Selma 7.5 Minute Quadrangle, 1964).

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
Fax (916) 373-5471



October 17, 2016

Jon L. Brady, M.A.
J&R Environmental Services

Sent by E-mail: professorjlb@hughes.net

RE: Proposed Oak Grove Regeneration Project, City of Parlier; Selma USGS Quadrangle,
Fresno County, California

Dear Mr. Brady:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

**Native American Heritage Commission
Native American Contact List
Fresno County
10/17/2016**

***Kitanemuk & Yowlumne Tejon
Indians***

Delia Dominguez, Chairperson
115 Radio Street
Bakersfield, CA, 93305
Phone: (626)339-6785
deedominguez@juno.com

Kitanemuk
Southern Valley
Yokut

***Santa Rosa Rancheria Tachi
Yokut Tribe***

Rueben Barrios, Chairperson
P.O. Box 8
Lemoore, CA, 93245
Phone: (559)924-1278
Fax: (559)924-3583

Southern Valley
Yokut

Tule River Indian Tribe

Kerri Vera, Environmental
Department
P. O. Box 589
Porterville, CA, 93258
Phone: (559) 783 - 8892
Fax: (559) 783-8932
kerri.vera@tulerivertribe-nsn.gov

Yokut

Tule River Indian Tribe

Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA, 93258
Phone: (559) 781 - 4271
Fax: (559) 781-4610
neil.peyron@tulerivertribe-nsn.gov

Yokut

Table Mountain Rancheria

Leanne Walker-Grant,
Chairperson
P.O. Box 410
Friant, CA, 93626
Phone: (559)822-2587
Fax: (559)822-2693

Yokut

Table Mountain Rancheria

Bob Pennell, Cultural Resource
Director
P.O. Box 410
Friant, CA, 93626
Phone: (559) 325 - 0351
Fax: (559) 325-0394
rpennell@tmr.org

Yokut

Tule River Indian Tribe

Joey Garfield, Tribal Archaeologist
P. O. Box 589
Porterville, CA, 93258
Phone: (559) 783 - 8892
Fax: (559) 783-8932
joey.garfield@tulerivertribe-
nsn.gov

Yokut

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Oak Grove Regeneration Project, Fresno County.

October 20, 2016

Sample Letter

Via email: N/A

Re: Proposed Oak Grove Regeneration Project, Parlier, Fresno County, California.

Dear,

Krazan & Associates is doing an environmental review for the aforementioned project. The proposed Housing Authority of Fresno County (HAFC) project calls for demolition and new construction of apartment buildings at 595 Bigger Street (APN 355-22-04), Parlier, Fresno County, California.

Currently the HAFC has 50 units of Public Housing on 10 acres in the city of Parlier, CA. These 50 units have a single-story duplex configuration. The HAFC is anticipating a higher density of new apartments. Landscaping will include landscaped grounds, paved parking areas, and paved walkways. The HAFC is using federal dollar, thus there is a federal nexus for the project and is deemed a federal undertaking.

The project study area is located in a portion of Section 24, Township 15 South, Range 22 East, M.D.B. & M. (Selma 7.5 Minute Quadrangle) (refer to Figure 1).

J&R Environmental Services staff will be conducting both archaeological and architectural surveys within the project study area (refer to Figure 1), and we are seeking your comments regarding this proposed action.

The Native American Heritage Commission (letter dated October 17, 2016) identified your organization as having special knowledge of and interest in cultural resources in the proposed project area. If you have any questions, comments, or concerns about this project, do not hesitate to contact me at the phone number or email address listed below. Thank you for your valuable time and assistance.

If you have any questions regarding this proposal, please contact me at (559) 299-4695, (559) 285-3575 (Cell), or by e-mail (professorjlb@hughes.net).

Sincerely,



Jon L. Brady, M.A.
Principal Architectural Historian/
Archaeologist

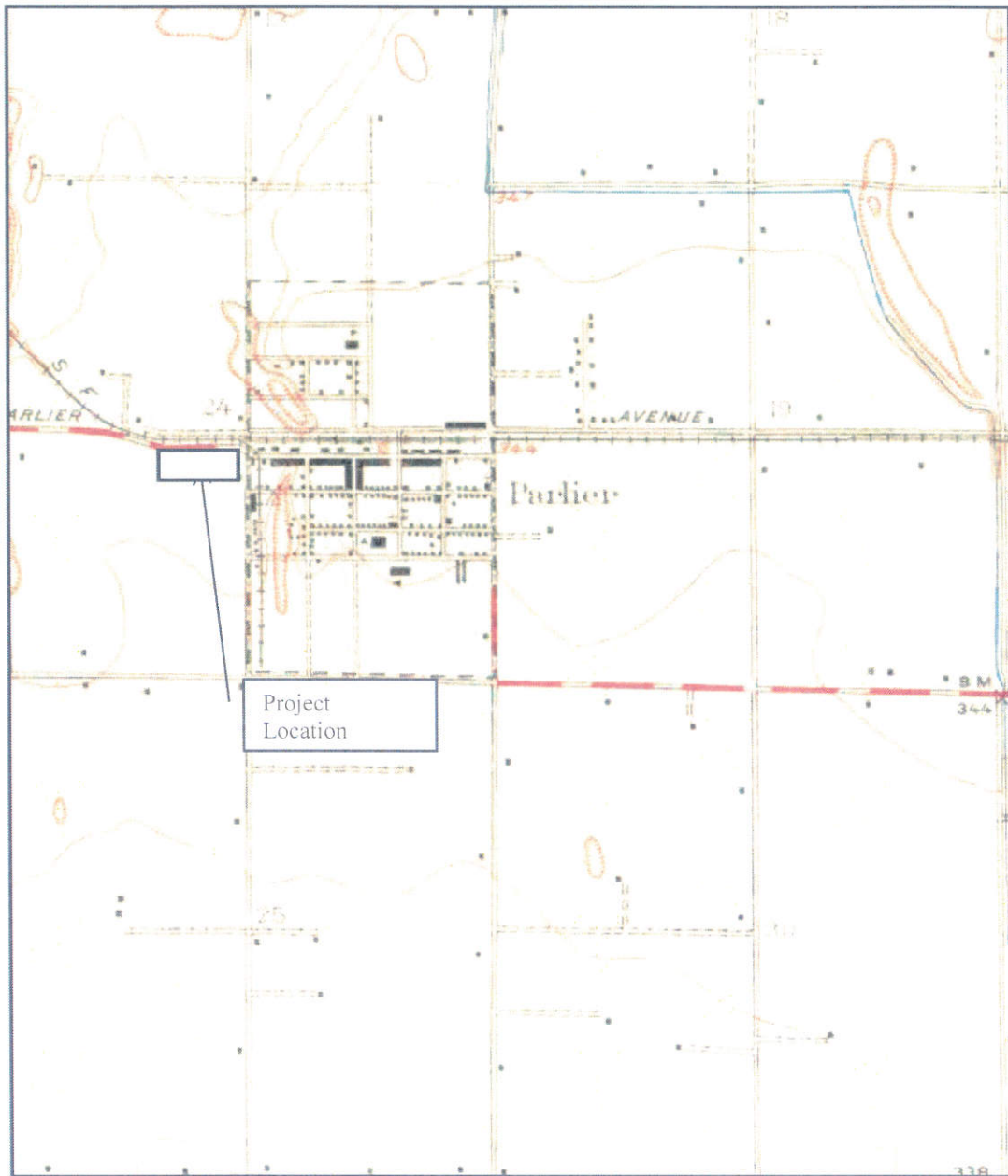


Figure 1. Project Location (Portion of Section 24, Township 15 South, Range 22 East [USGS Selma 7.5 Minute Quadrangle, 1964]).

APPENDIX D: DPR FORMS 523A & B

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Oak Grove Apartments

P1. Other Identifier: N/A

*P2. Location: ☐ Not for Publication ☒ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Fresno

*b. USGS 7.5' Quad Selma Date 1969 T15S; R 22E; ¼ of Sec 22; _____ M.D. _____ B.M.

c. Address 595 Bigger Street

City Parlier

Zip _____

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 355-041-24T

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Oak Grove Apartments are located on a 7.9-acre parcel at 595 Bigger Street in Parlier, California. The apartment complex consists of 28 buildings housing 50 single-story and two-story apartments and a Boys and Girls Club. Landscaping includes mature shade trees, shrubs, hedges, flower beds, concrete walkways, asphalt driveways and parking areas, and divided grassy areas throughout the complex enclosed by three-foot-high decorative wrought iron railings.

There are two floor plans and they are discussed below: **Floor Plan 1 (refer to Photos 1-2)** - This end-gabled unit has a rectangular footprint with a low-pitched, composition shingle roof with shallow boxed eaves. The building rests on a concrete slab. The exterior walls are concrete block with the façade and rear elevations consisting of stucco over wood framing. Window piercings are filled with aluminum sliding windows. Primary entryways are located on the asymmetrical façade as well on the rear elevation. At each location low-pitched gabled porch roofs are supported on the corners by square stuccoed columns. Fiber wood doors are located on the front and rear elevations; **Floor Plan 2 (refer to Photos 3-4)**: This single-story floor plan is fairly uniform except for the number of bedrooms each unit has. Some of the units have three, four, and five bedrooms, thus the size of the building will be larger with more bedrooms. These buildings have a rectangular footprint resting on a concrete slab. The roofs are hipped-on-gabled covered with composition shingles. The boxed eaves are shallow. Exterior walls consist of concrete block. Pedestrian entryways are recessed under the primary roof. Access into interior spaces is gained through a wood-paneled door and security screen door. Secondary entryways are located on the rear elevation of each unit, also recessed under the primary roof. All window piercings are filled with vinyl slider windows of varying sizes. Each unit has its own evaporative cooler mounted on the roof. There do appear to any major modifications to any of the buildings. The Boys and Girls Club is a single-story building designed as the residence units.

*P3b. Resource Attributes: (List attributes and codes) HP3: Multi-family housing

*P4. Resources Present: X Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

Photo No. 1: View of the façade of Floor Plan 1.



*P5b. Description of Photo: (View, date, accession #) Refer to Photo Nos. 1-4

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1964 (Fresno County Assessor's Records)

*P7. Owner and Address:
County of Fresno Housing Authority
1331 Fulton Mall
Fresno, CA 93721

*P8.
Jon L. Brady
J&R Environmental Services
17900 Auberry Road
Clovis, CA 93619

*P9. Date Recorded: November 10, 2016

*P10. Survey Type: (Describe)

Architectural

*P11. Report Citation: Historic Property Survey for the Proposed HAFC Oak Grove Apartments Regeneration Project, Parlier, Fresno County, California.

*Attachments: NONE Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (list) _____

DPR 523A (1/95)

*Required Information

Page 2 of 4

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Oak Grove Apartments

B1. Historic Name: Oak Grove Apartments

B2. Common Name: Same

B3. Original Use: Multi-Family Housing B4. Present Use: Same

*B5. Architectural Style: Post-World War II Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1964; asbestos roof replaced with composition shingles; aluminum sliding windows replaced with modern energy-efficient windows after the original construction date. Modern evaporative coolers added to each duplex. The wrought iron fence appears to have been added after the original construction date.

*B7. Moved?

B8. Related Features: None

B9. a. Architect: Unknown b. Builder: Housing Authority of Fresno County

*B10. Significance: Theme Low-Income Housing Area Parlier, California

Period of Significance 1952 Property Type Multi-Family Housing Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1934, as part of the New Deal the Federal Housing Administration was created when the housing industry was being victimized by the country's depressed economy. Over two million construction jobs had been lost as the result of the Great Depression in the United States. To make things even worse, the depressed economy made it difficult for people to purchase homes due to high interest rates and even harder for people to sell their homes because mortgage companies would only finance about fifty percent of the home's value, and when only four in ten families owned a home.

During World War II, the Federal Housing Administration began to sponsor financing of the construction of privately-owned apartments for the elderly, handicapped, and low-income families. The federal government began to provide federal assistance to local governments that were willing to become a part of this national program. In Fresno County, the Housing Authority of Fresno County was created circa 1942. By the 1950s, a number of public housing projects had been completed within the county using both federal and local dollars.

In 1964, the Housing Authority of Fresno County, with the assistance of the Public Housing Administration, an agency of within the Federal Housing Authority, financed the construction of the Oak Grove Apartments. The apartments were constructed as part of a county wide program to provide affordable public housing for low-income families.

Modifications within this complex are limited to re-roofing, adding security doors, adding modern roof-mounted evaporative coolers, and replacing the original windows. Consequently, the complex has good historical integrity (continued on Page 3).

11. Additional Resource Attributes: (List attributes and codes)

*B12. References: McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990); Carter, Thomas and Peter Goss, *Utah's Historic Architecture, 1847-1940* (Salt Lake City: University of Utah Press, 1988). Bluemson, John J., *Identifying American Architecture – A Pictorial Guide to Styles and Terms, 1600-1945* (Nashville: American Association for State and Local History, 1977).

B13. Remarks: None

*B14. Evaluator: Jon L. Brady
J & R Environmental Services
17900 Auberry Road
Clovis, CA 93619

*Date of Evaluation: October 25, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 4

*Resource Name or # (Assigned by recorder) Oak Grove Apartments

*Recorded by Jon L. Brady *Date October 25, 2016 ☒ Continuation ☐ Update

B10. Significance (Continued from Page 2): The Oak Grove Apartments located at 595 Bigger Street do not appear to be associated with significant events (Criterion A) at the local, regional or national level. It is one of many federally supported public housing units constructed throughout Fresno County, the State of California, and the greater United States to address the needs of the lower-income public in the 1930s, 1940s and beyond.

These apartments do not appear to be associated with individuals important at the national, regional, or local levels (Criterion B). Archival research failed to identify any important individuals associated with this housing project, either at the local, regional, or national levels.

The Oak Grove Apartments do not appear to embody the distinctive characteristics of a type, period, or method of construction associated with a master craftsman; nor does the property reflect high-style architecture. Consequently, the subject property does not appear to be eligible for listing in the National Register of Historic Places under Criterion C.

Finally, the buildings at 595 Bigger Street do not appear to be eligible for the National Register (Criteria D) as any research potential can be gleaned from archival research.

This property does not appear to be a historic resource for the purposes of CEQA.

Photographs (continued from page 1)



Photograph 2: View southeast toward façade and west elevation of Floor Plan 1
(Photo taken By Jon L. Brady, October 2016).

Page 4 of 4

*Resource Name or # (Assigned by recorder) Oak Grove Apartments

*Recorded by Jon L. Brady *Date October 25, 2016 ☒ Continuation ☐ Update



Photograph 3. View southeast toward façade of Floor Plan 2.
(Photo taken by Jon L. Brady in October 2016).



Photograph 4. View west toward rear elevation of Floor Plan 2.
(Photo taken by Jon L. Brady in October 2016).

Appendix C

Tribal Correspondence



December 22, 2016

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez, Tribal Chairperson
115 Radio Street
Bakersfield, CA 93305

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Oak Grove Apartments Project (Housing Authority of Fresno County) in the City of Parlier, Fresno County, CA

Dear Ms. Dominguez:

The City of Parlier is processing an application for the above-referenced project submitted by the Housing Authority of Fresno County, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 595 Bigger Street (Fresno County Assessor's Parcel Number 355-041-24T):

1. General Plan Amendment – Amend the City of Parlier General Plan Land Use Map designation for the site from High Density Residential to Medium Density Residential
2. Demolition of 50 existing affordable multifamily dwellings occupying the entire site (approximately 7.59 acres) and construction of 56 new affordable multifamily dwellings on approximately 4.6 acres, with the excess land remaining as undeveloped open space. The existing dwellings were constructed in the 1960s, and will be replaced with modern, efficient structures.

A copy of the proposed site plan and a Historic Property Survey are attached for your reference. Understanding that pursuant to SB 18 and AB 52, respectively, the Tribe has 90 and 30 days to request formal consultation, we would like to note that applications for the Tax Credit Allocation funding that would allow the project to proceed are due in March 2017. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible. Please feel free to contact me with any questions at 559.449.2700 or at joneal@ppeng.com. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. O'Neal", written in a cursive style.

Jeffrey O'Neal, AICP
Contract City Planner

Enclosures: Site Plan
Historic Property Survey

Jeff O'Neal

From: Delia Dominguez [2deedominguez@gmail.com]
Sent: Wednesday, January 11, 2017 2:31 PM
To: Jeff O'Neal
Subject: Re: Oak Grove Apartments - Parlier, CA

Good afternoon Mr. O'Neal. Yes, that is correct, we can have no comments on the Parlier project. We are from the southern San Joaquin Valley - Bakersfield area, and are too far away from Parlier to comment.

Kitanemuk & Yowlumne Tejon Indians
Delia Dee Dominguez
Chairwoman

626 339-6785, 661 637-1851

On Tue, Jan 10, 2017 at 12:32 PM, Jeff O'Neal <joneal@ppeng.com> wrote:

Ms. Dominguez:

Thank you very much for your prompt return call. Per our conversation, can you please confirm via reply to this email that the Kitanemuk & Yowlumne Tejon Indian Tribe has no comments regarding the City of Parlier's Oak Grove Apartments project, and that the project is located outside of the area traditionally and culturally affiliated with the Tribe?

Thanks again,

Jeff

Jeffrey O'Neal, AICP
City of Parlier

Contract City Planner

c/o Provost & Pritchard Consulting Group
286 West Cromwell Avenue
Fresno, CA 93711-6162
Phone: (559) 449-2700 Ext. 187
Fax: (559) 449-2715
E-mail: joneal@ppeng.com
Website: www.ppeng.com

CONFIDENTIALITY NOTE

This communication and any accompanying attachment(s) are privileged and confidential. The information is intended for the use of the individual or entity so named. If you are not the intended recipient, then be aware that any disclosure, copying, distribution or use of this communication and any accompanying attachments (or the information contained in it) is prohibited. If you have received this communication in error, please immediately delete it and notify the sender at the return e-mail address or by telephone at (559) 449-2700. Thank you.



December 22, 2016

Santa Rosa Rancheria Tachi Yokut Tribe
Rueben Barrios, Tribal Chairman
C/O Cultural Department
P.O. Box 8
Lemoore, CA 93245

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Oak Grove Apartments Project (Housing Authority of Fresno County) in the City of Parlier, Fresno County, CA

Dear Mr. Barrios:

The City of Parlier is processing an application for the above-referenced project submitted by the Housing Authority of Fresno County, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 595 Bigger Street (Fresno County Assessor's Parcel Number 355-041-24T):

1. General Plan Amendment – Amend the City of Parlier General Plan Land Use Map designation for the site from High Density Residential to Medium Density Residential
2. Demolition of 50 existing affordable multifamily dwellings occupying the entire site (approximately 7.59 acres) and construction of 56 new affordable multifamily dwellings on approximately 4.6 acres, with the excess land remaining as undeveloped open space. The existing dwellings were constructed in the 1960s, and will be replaced with modern, efficient structures.

A copy of the proposed site plan and a Historic Property Survey are attached for your reference. Understanding that pursuant to SB 18 and AB 52, respectively, the Tribe has 90 and 30 days to request formal consultation, we would like to note that applications for the Tax Credit Allocation funding that would allow the project to proceed are due in March 2017. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible. Please feel free to contact me with any questions at 559.449.2700 or at joneal@ppeng.com. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. O'Neal", is positioned above the typed name.

Jeffrey O'Neal, AICP
Contract City Planner

Enclosures: Site Plan
Historic Property Survey

Jeff O'Neal

From: Hector Franco [HFranco@tachi-yokut-nsn.gov]
Sent: Friday, January 27, 2017 12:07 PM
To: Jeff O'Neal
Cc: Shana Powers; Greg Cuara; Robert G. Jeff
Subject: RE: City of Parlier - Fresno Housing Authority

Subject: Oak Grove Housing Project, Parlier California.

Hello Mr. O'Neal

Thank you for the opportunity to comment on the proposed *Oak Grove Housing Project* in Parlier California.

After a careful review of the information you have sent us, this along with a review of our their own Tribal Records for Culturally Sensitive areas in this part of Fresno County, we have reached the conclusion that the proposed *Oak Grove Housing Project* poses no immediate concerns that it will impact any intact cultural features important to the Tachi Yokut Tribe.

We do however recommend that a cultural sensitivity training be given to the *Contractors* that will be doing the ground disturbance, this training will reassure our Tribal Community that in the event that any cultural materials are encountered during construction the appropriate measures will be taken.

Please call me or my associate Shana Powers at Ext 4013 if you have any questions or need more information.

We look forward to hearing from you.

Thank you,
Lalo Franco
Cultural Specialist/NAGPRA Coordinator
Santa Rosa Rancheria Tachi-Yokut Tribe
Office # 559-924-1278 Ext - 4011
Cell # 559-469-3256
Fax # 559-925-8530
historic@tachi-yokut.com

From: Jeff O'Neal [<mailto:joneal@ppeng.com>]
Sent: Friday, January 20, 2017 10:53 AM
To: Hector Franco
Subject: FW: City of Parlier - Fresno Housing Authority

Hector and Shana,

I appreciate you taking the time to discuss this project. Per our conversation, please find attached a copy of the letter, site plan, and property survey prepared for the Housing Authority project. Should you have any questions, please do not hesitate to contact me. Thank you!

Jeff

Jeffrey O'Neal, AICP

City Planner
City of Parlier
c/o Provost & Pritchard Consulting Group
286 West Cromwell Avenue
Fresno, CA 93711-6162
Phone: (559) 449-2700 Ext. 187
Fax: (559) 449-2715
E-mail: joneal@ppeng.com



December 22, 2016

Table Mountain Rancheria
Leanne Walker-Grant, Chairperson
P.O. Box 410
Friant, CA 93626

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Oak Grove Apartments Project (Housing Authority of Fresno County) in the City of Parlier, Fresno County, CA

Dear Ms. Walker-Grant:

The City of Parlier is processing an application for the above-referenced project submitted by the Housing Authority of Fresno County, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 595 Bigger Street (Fresno County Assessor's Parcel Number 355-041-24T):

1. General Plan Amendment – Amend the City of Parlier General Plan Land Use Map designation for the site from High Density Residential to Medium Density Residential
2. Demolition of 50 existing affordable multifamily dwellings occupying the entire site (approximately 7.59 acres) and construction of 56 new affordable multifamily dwellings on approximately 4.6 acres, with the excess land remaining as undeveloped open space. The existing dwellings were constructed in the 1960s, and will be replaced with modern, efficient structures.

A copy of the proposed site plan and a Historic Property Survey are attached for your reference. Understanding that pursuant to SB 18 and AB 52, respectively, the Tribe has 90 and 30 days to request formal consultation, we would like to note that applications for the Tax Credit Allocation funding that would allow the project to proceed are due in March 2017. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible. Please feel free to contact me with any questions at 559.449.2700 or at joneal@ppeng.com. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. O'Neal", written in a cursive style.

Jeffrey O'Neal, AICP
Contract City Planner

Enclosures: Site Plan
Historic Property Survey



TABLE MOUNTAIN RANCHERIA

TRIBAL GOVERNMENT OFFICE

CERTIFIED 7522 5854

January 4, 2017

Leanne Walker-Grant
Tribal Chairperson

Beverly J. Hunter
Tribal Vice-Chairperson

Craig Martinez
Tribal Secretary/Treasurer

Matthew W. Jones
Tribal Council Member

Richard L. Jones
Tribal Council Member

Jeffrey O'Neal, AICP
Contract City Planner
City of Parlier
1100 E. Parlier Avenue
Parlier, Ca. 93648

RE: Oak Grove Apartments Project in the City of Parlier, Fresno County, Ca.

Dear: Jeffery O'Neal

This is in response to your letter dated, December 22, 2016, regarding, Oak Grove Apartments Project in the City of Parlier, Fresno County, Ca. Thank you for notifying us of the potential development and the request for consultation.

We decline participation at this time but would appreciate being notified in the unlikely event that cultural resources are identified.

Sincerely,

Robert Pennell
Tribal Cultural Resources Director
rpennell@tmr.org
559.325.0351

23736
Sky Harbour Road
Post Office
Box 410
Friant
California
93626
(559) 822-2587
Fax
(559) 822-2693



December 22, 2016

Tule River Indian Tribe
Neil Peyron, Chairperson
P.O Box 586
Porterville, CA 93258

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Oak Grove Apartments Project (Housing Authority of Fresno County) in the City of Parlier, Fresno County, CA

Dear Mr. Peyron:

The City of Parlier is processing an application for the above-referenced project submitted by the Housing Authority of Fresno County, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 595 Bigger Street (Fresno County Assessor's Parcel Number 355-041-24T):

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A copy of the proposed site plan and a Historic Property Survey are attached for your reference. Understanding that pursuant to SB 18 and AB 52, respectively, the Tribe has 90 and 30 days to request formal consultation, we would like to note that applications for the Tax Credit Allocation funding that would allow the project to proceed are due in March 2017. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible. Please feel free to contact me with any questions at 559.449.2700 or at joneal@ppeng.com. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. O'Neal", written in a cursive style.

Jeffrey O'Neal, AICP
Contract City Planner

Enclosures: Site Plan
Historic Property Survey

Jeff O'Neal

From: Kerri Vera [tuleriverenv@yahoo.com]
Sent: Friday, January 27, 2017 11:43 AM
To: Jeff O'Neal
Subject: Re: City of Parlier - Fresno Housing Authority Oak Grove Apartments

Hi Jeff, thank you for your phone call and information regarding the planned Oak Grove Apt. project. I've reviewed the documents you forwarded, and at this time we do not have any additional information regarding sensitive cultural resources in or near the project area.

Furthermore, as I stated on the phone, the planned project is located within the Table Mt. Rancheria's area of interest and as such, we will defer further consultation to them. If culturally sensitive items are found during project execution, and you are unable to consult with Table Mt. Rancheria, please contact us again.

Respectfully,

Kerri Vera
Director
Department of Environmental Protection
Tule River Tribe

POB 589, Porterville CA 93257
ph(1): 559/783-8892
ph(2): 559/783-9984
fax: 559/783-8932
email(1): tuleriverenv@yahoo.com
email(2): kerri.vera@tulerivertribe-nsn.gov

From: Jeff O'Neal <joneal@ppeng.com>
To: "tuleriverenv@yahoo.com" <tuleriverenv@yahoo.com>
Sent: Friday, January 27, 2017 11:27 AM
Subject: City of Parlier - Fresno Housing Authority Oak Grove Apartments

Kerri,

Thank you very much for taking my call. Attached for your review is the letter sent to the Tribe on December 22, 2016 (received December 29, 2016), along with the site plan and historic property survey. Also, I've included the response letter from Bob Pennell at Table Mountain for your reference. Please let me know if you have any questions. Thanks!

Jeff

Jeffrey O'Neal, AICP
City Planner
City of Parlier
c/o Provost & Pritchard Consulting Group
286 West Cromwell Avenue
Fresno, CA 93711-6162

Phone: (559) 449-2700 Ext. 187
Fax: (559) 449-2715
E-mail: joneal@ppeng.com

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) MICHAEL TORRES C. Date of Delivery 12-27-16

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Santa Rosa Rancheria Tachi Yokut Tribe
Rueben Barrios, Tribal Chairman
C/O Cultural Department
P.O. Box 8
Lemoore, CA 93245

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) Delia Dominguez C. Date of Delivery 12-27-16

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:
Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez, Tribal Chairperson
115 Radio Street
Bakersfield, CA 93305

7015 0640 0005 0369 4525 2525160006-SFR

PS Form 3811, July 2013 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) NEIL PEYRON C. Date of Delivery 12/29/16

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

SENDER: COMPLETE THIS SECTION

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■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Tule River Indian Tribe
Neil Peyron, Chairperson
P.O. Box 586
Porterville, CA 93258

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) Starlet Barrios C. Date of Delivery 12/27/16

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Table Mountain Rancheria
Leanne Walker-Grant, Chairperson
P.O. Box 410
Friant, CA 93626

7015 0640 0005 0369 4563 2525060006-SFR

PS Form 3811, July 2013 Domestic Return Receipt

RESOLUTION 2017-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER ADOPTING A MITIGATED NEGATIVE DECLARATION (SCH #2017021003) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAK GROVE APARTMENTS PROJECT

WHEREAS, the Fresno Housing Authority (“Authority”) currently operates a 50-unit multifamily development within Parlier, CA at 595 Bigger Street, Fresno County Assessor’s Parcel No. 355-041-24T (“Site”); and

WHEREAS, the Authority wishes to undertake the Oak Grove Apartment Project (“Project”), under which it would demolish the existing development and construct 56 new multifamily dwellings on a portion of the Site; and

WHEREAS, on December 22, 2016, the Authority submitted, and the City accepted for processing the Project; and

WHEREAS, pursuant to Parlier Municipal Code (“PMC”) Section 18.16.180, approval of a site plan is required to authorize development of the Project; and

WHEREAS, to accommodate the proposed density of development, the Authority has requested that the City of Parlier amend the Land Use Element of its General Plan to reflect the Site as Medium Density Residential; and

WHEREAS, the requested processes, individually and collectively, constitute a “project” pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (“CEQA”) and the CEQA Guidelines, California Code of Regulations Section 15000, *et seq.*; and

WHEREAS, pursuant to Public Resources Code Section 21080.3.1, on December 22, 2016, the City of Parlier notified potentially-affected Native American Tribes identified by the California Native American Heritage Commission; and

WHEREAS, between January 4, 2017 and January 27, 2017, the City of Parlier received email and/or written correspondence from Table Mountain Rancheria, the Kitanemuk & Yowlumne Tejon Indians, and the Tule River Indian Tribe indicating that they had no immediate concerns regarding the Project; and

WHEREAS, on January 27, 2017, the City of Parlier received an email from the Santa Rosa Rancheria Tachi Yokut Tribe recommending that the City require cultural sensitivity training for onsite workers prior to Project Construction; and

WHEREAS, the recommendation of the Santa Rosa Tribe was included as a Project mitigation measure; and

WHEREAS, the City prepared an initial study pursuant to the provisions of the California Environmental Quality Act ("CEQA"; Public Resources Code Section 21000, *et seq.*), and made a preliminary determination that approval of the Project, with incorporation of mitigation, would not result in any significant impacts to the environment, and accordingly adoption of a mitigated negative declaration would be appropriate; and

WHEREAS, the Authority is a public agency as established by Health and Safety Code Section 34310; and

WHEREAS, due to a State of California funding mechanism, circulation of the initial study and proposed mitigated negative declaration ("IS/MND") was required to be made available for review by State agencies through the State Clearinghouse ("SCH") for a period of thirty (30) days; and

WHEREAS, due to the application deadline for said funding mechanism and the status of the Authority as a public agency, the City requested and received from SCH, with concurrence from the California Department of Fish and Wildlife ("CDFW"), a CEQA trustee agency, a shortened State review period of twenty (20) days pursuant to CEQA Guidelines Appendix K, Criterion No. 2; and

WHEREAS, on February 1, 2017, the City provided the requisite documents to SCH for its distribution to State agencies for their review beginning February 1, 2017 and ending on February 21, 2017; and

WHEREAS, the IS/MND was assigned the State Clearinghouse Number SCH #2017021003; and

WHEREAS, on February 1, 2017 the City published a notice of intent to adopt a mitigated negative declaration in *The Business Journal*, said notice indicating that the initial study and proposed mitigated negative declaration ("IS/MND") would be available for public review starting on February 1, 2017 and ending on February 21, 2017; and

WHEREAS, on February 2, 2017 the City filed a notice of intent to adopt a mitigated negative declaration with the Fresno County Clerk, said notice indicating that the initial study and proposed mitigated negative declaration ("IS/MND") would be available for public review starting on February 1, 2017 and ending on February 21, 2017; and

WHEREAS, the City also provided copies of said initial study/ negative declaration to various local entities for review between February 1, 2017 and February 21, 2017; and

WHEREAS, the sole response received from CDFW on February 3, 2017, indicating that it had no comments to the Project; and

WHEREAS, the City Council finds that it cannot be fairly argued, nor is there any substantial evidence in the record, that the project could have a significant effect on the environment, either directly or indirectly; and

WHEREAS, based upon the initial study and mitigated negative declaration and the record, the project will not individually or cumulatively have an adverse impact on environmental resources; and

WHEREAS, the City of Parlier is the custodian of the documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendation is based, and Parlier City Hall, 1100 E. Parlier Avenue, Parlier, CA is the location of this record; and

NOW, THEREFORE BE IT RESOLVED that the Parlier City Council takes the following actions:

1. Finds that the initial study and mitigated negative declaration prepared for the project comply with provisions of the California Environmental Quality Act, and affirm that, with incorporation of mitigation, the project will not have a significant effect on the environment; and
2. Adopts the mitigated negative declaration and mitigation monitoring and reporting program as proposed; and
3. Directs the City Manager or his designee to file a notice of determination with the Fresno County Clerk within five (5) business days following approval of the Project.

The foregoing resolution was introduced and adopted at a special meeting of the City Council of the City of Parlier held on February 22, 2017 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

RESOLUTION 2017-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF ASSESSOR'S PARCEL NUMBER 355-041-24T FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

WHEREAS, the Fresno Housing Authority ("Authority") currently operates a 50-unit multifamily development within Parlier, CA at 595 Bigger Street, Fresno County Assessor's Parcel No. 355-041-24T ("Site"), consisting of approximately 7.59 acres; and

WHEREAS, the Authority wishes to undertake the Oak Grove Apartment Project ("Project"), under which it would demolish the existing development and construct 56 new multifamily dwellings on a 4.82-acre portion of the Site; and

WHEREAS, on December 22, 2016, the Authority submitted, and the City accepted for processing, the Project; and

WHEREAS, to accommodate the proposed density of development of 11.62 units per acre, the Authority has requested that the City of Parlier amend the Land Use Element of its General Plan to reflect the Site as Medium Density Residential (5.6-14.5 units per acre); and

WHEREAS, amendment of a General Plan expressly constitutes a "project" pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, et seq. ("CEQA") and the CEQA Guidelines, California Code of Regulations Section 15000, et seq.; and

WHEREAS, via adoption of Resolution No. 17-15, the City Council has determined that, with mitigation incorporated, the proposed amendment to the General Plan does not have the potential to result in significant adverse effects to the environment, and adopted a mitigated negative declaration (SCH #2017021003); and

WHEREAS, pursuant to California Government Code Section 65352.3, the City of Parlier has engaged Native American Tribes identified by the California Native American Heritage Commission as being potentially affected by the proposed General Plan amendment; and

WHEREAS, between January 4, 2017 and January 27, 2017, the City of Parlier received email and/or written correspondence from Table Mountain Rancheria, the Kitanemuk & Yowlumne Tejon Indians, and the Tule River Indian Tribe indicating that they had no immediate concerns regarding the Project; and

WHEREAS, on January 27, 2017, the City of Parlier received an email from the Santa Rosa Rancheria Tachi Yokut Tribe recommending that the City require cultural sensitivity training for onsite workers prior to Project Construction; and

WHEREAS, the recommendation of the Santa Rosa Tribe was included as a Project mitigation measure and condition of approval; and

WHEREAS, on February 13, 2017, a notice was published in *The Business Journal*, announcing the intent of the City to amend the General Plan related to the subject property; and

WHEREAS, pursuant to Government Code Section 65358(b), a city may not amend any one element of its general plan more than four times per year.

NOW, THEREFORE BE IT RESOLVED that the Parlier City Council hereby amends the Land Use Map of the Land Use Element of the City of Parlier General Plan to reflect the Land Use designation of Fresno Assessor's Parcel No. 355-041-24T as Medium Density Residential as illustrated in Attachment A hereto. The amendment to the City of Parlier General Plan approved herein constitutes the first amendment to the Land Use Element for Calendar Year 2017.

The foregoing resolution was introduced and adopted at a special meeting of the City Council of the City of Parlier held on February 22, 2017 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

ATTACHMENT A

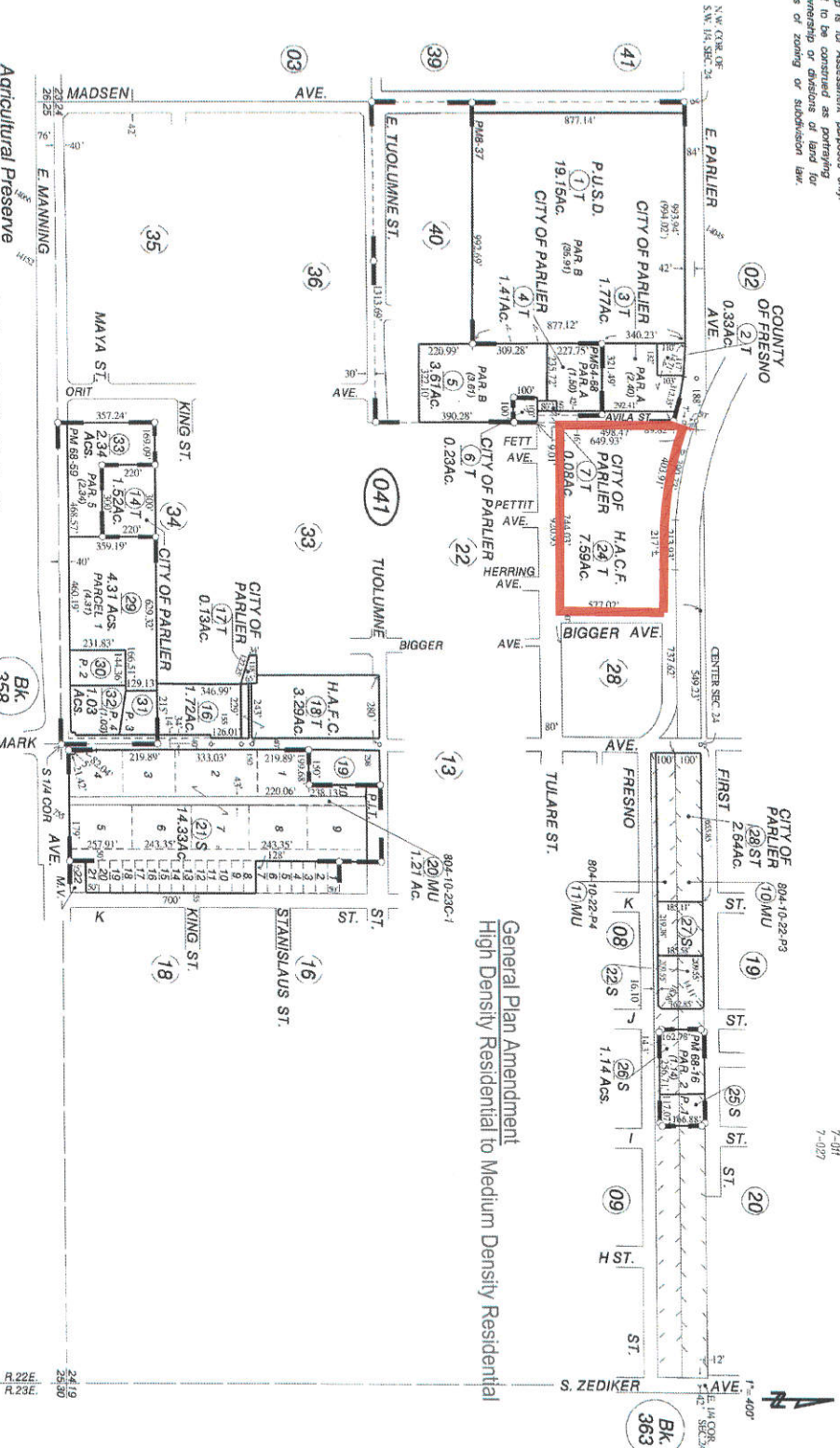
SUBDIVIDED LAND IN P.O.R. SEC. 24, T.15S., R.22E., M.D.B.&M.

Tax Rate Area

355-04

7-005
7-011
7-027

NOTE
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



General Plan Amendment
High Density Residential to Medium Density Residential

Agricultural Preserve
Mountain View Addition to Parlier - Plat Bk. 13, Pg. 24
Parcel Map No. 1461 - Bk. 8, Pg. 37
Parcel Map No. 91-02 - Bk. 54, Pg. 68
Parcel Map No. 07-05 - Bk. 68, Pgs. 16 & 17
Parcel Map No. 07-01 - Bk. 68, Pgs. 59 & 60

Parlier, 5th. Addition - Plat Bk. 9, Pg. 73
Parlier Industrial Tract - Plat Bk. 10, Pg. 15

10-13-2014 DK 15R

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 355 - Pg. 04
County of Fresno, Calif.

City of Parlier Oak Grove Apartments Project
APN 355-041-24T 595 Bigger Street



Project Site

RESOLUTION 2017-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER APPROVING A SITE PLAN FOR THE OAK GROVE APARTMENTS PROJECT

WHEREAS, the Fresno Housing Authority (“Authority”) currently operates a 50-unit multifamily development within Parlier, CA at 595 Bigger Street, Fresno County Assessor’s Parcel No. 355-041-24T (“Site”), consisting of approximately 7.59 acres; and

WHEREAS, the Authority wishes to undertake the Oak Grove Apartment Project (“Project”), under which it would demolish the existing development and construct 56 new multifamily dwellings on a 4.82-acre portion of the Site; and

WHEREAS, on December 22, 2016, the Authority submitted, and the City accepted for processing, the Project; and

WHEREAS, pursuant to Parlier Municipal Code (“PMC”) Section 18.16.180, approval of a site plan is required to authorize development of the Project; and

WHEREAS, City approval of a site plan consists of a “lease, permit, license, certificate, or other entitlement for use”, and is therefore a “project” pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (“CEQA”) and the CEQA Guidelines, California Code of Regulations Section 15000, *et seq.*; and

WHEREAS, via adoption of Resolution No. 17-15, the City Council has determined that, with mitigation incorporated, the proposed Project does not have the potential to result in significant adverse effects to the environment, and adopted a mitigated negative declaration (SCH #2017021003) and a mitigation monitoring and reporting program; and

WHEREAS, to accommodate the proposed density of development of 11.62 units per acre, the Authority has requested that the City of Parlier amend the Land Use Element of its General Plan to reflect the Site as Medium Density Residential (5.6-14.5 units per acre); and

WHEREAS, via adoption of Resolution No. 17-16, the City Council has amended the Land Use designation to Medium Density Residential; and

WHEREAS, on February 13, 2017, a notice was published in *The Business Journal*, announcing the intent of the City to consider the Project; and

WHEREAS, pursuant to PMC Section 18.40.040, the evidence for said finding contained within the record:

1. The project complies with all provisions of the Zoning Ordinance.
2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety are protected, and there will be no adverse effect on surrounding property:
 - a. Facilities and improvements.
 - b. Vehicular ingress, egress, and circulation.

- c. Setbacks.
- d. Height of buildings.
- e. Location of service.
- f. Walls.
- g. Landscaping.
- 3. Proposed lighting is so arranged as to reflect the light away from adjoining properties.
- 4. Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility.

NOW, THEREFORE BE IT RESOLVED that the Parlier City Council approves the site plan for the Oak Grove Apartments project, subject to the conditions of approval contained in Attachment A hereto.

The foregoing resolution was introduced and adopted at a special meeting of the City Council of the City of Parlier held on February 22, 2017 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

ATTACHMENT A

As may be used herein, the words “owner,” “operator,” and “applicant” shall be interchangeable, excepting when the word “owner” is indicated in ***bold italics***. In that event, the condition of approval is specific to the owner-in-fee of the real property in question.

General

1. Approval of this site plan shall be valid for a period not to exceed two (2) years from the date of approval unless a building permit for the facility described herein has been issued by the Building Department and construction is being diligently pursued. The owner may request an extension of up to one (1) additional year via written request to the Community Development Department submitted not less than thirty (30) days prior to expiration of the site plan approval. The pending expiration shall be tolled until such time as the City Council acts on the request for extension.
2. Development shall comply with all applicable provisions of the City of Parlier General Plan and the Parlier Municipal Code (**PMC**), including but not limited to: potable water protection regulations (Chapter 13.30), business licensing requirements (Title 5), and Building Code Standards (Title 15); the Subdivision Ordinance (Title 16); and the regulations of the applicable zone district(s) and other relevant portions of the Zoning Ordinance (Title 18); and the City of Parlier Standard Specifications and Standard Drawings.
3. Following creation of the parcel lines as depicted on the site plan, or in a form substantially conforming thereto, the ***owner*** shall request from the City of Parlier a certificate of compliance indicating that the resultant parcels conform to City standards for the R-2 Low Density Multiple Family Residential Zone District.
4. Use of the site shall conform to all applicable City requirements for the R-2 Low Density Multiple Family Residential Zone District.
5. Construction drawings (Building and Improvement Plans; site, grading, irrigation, and landscaping) shall be submitted to the Community Development Department for review and approval. A building permit shall be acquired prior to start of any construction activities.
6. The applicant shall provide a grading plan prepared by a CA-licensed civil engineer for the review and approval of the City Engineer.
7. The applicant shall provide an irrigation plan for the review and approval of the City Engineer.
8. The applicant shall provide a lighting plan for the review and approval of the City Engineer. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on Bigger Street, E. Parlier Avenue, Tulare Street, or Avila Street.
9. The applicant shall consult with and comply with the requirements of the Consolidated Irrigation District.
10. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District.
11. The applicant shall consult with and shall comply with the requirements of the Fresno County Fire Protection District/CalFire.

ATTACHMENT A

12. Following any changes made to the site plan as a result of these conditions or other commentary, correspondence, or official requirement, the applicant shall submit a copy of the final site plan as revised to the Planning Department for inclusion in the project file.
13. In the event that the project damages any public facilities during construction, the project shall have repaired such damage to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy.
14. Prior to issuance of a certificate of occupancy, all conditions of approval shall be verified as complete by the Community Development Department, and any and all outstanding fees shall have been paid. Any discrepancy or difference in interpretation of the conditions between the owner/ applicant/ operator and the Community Development Department shall be subject to review and determination by the City Council.

Site

15. Development of the project site shall be in substantial conformance with the Preliminary Site Plan and the Preliminary Landscape Plan included in the application dated December 16, 2016 as attached hereto. The City Planner shall determine the extent to which incremental or minor changes to the site plan, the landscape plan, and/or the operational statement meet this requirement.
16. The project shall install and maintain a minimum of eighty-four (84) parking spaces as described below:
 - a. Covered parking: the project shall install and maintain a minimum of fifty-six (56) standard-size covered parking spaces, of which a minimum of one (1) shall be an ADA-accessible space, including one (1) van-accessible space. ADA signage shall conform to current requirements.
 - b. Open parking: the project shall install and maintain a minimum of twenty-eight (28) standard-size open parking spaces, of which a minimum of three (3) shall be ADA-accessible spaces. ADA signage shall conform to current requirements.

The site plan as depicted indicates a total of one hundred sixteen (116) spaces, of which fifty-six (56) are covered. A total of twelve (12) ADA-accessible spaces are provided, of which four (4) are covered.

17. The project shall install permanent pavement for circulation and parking purposes as indicated on the site plan. Permanent parking and circulation areas shall comprise a minimum pavement section consistent with City of Parlier Standard Drawing No. ST-3 (2" A.C./4" Agg. Base), unless the geotechnical investigation indicates a heavier pavement section is necessary. For purposes of meeting slope requirements, and upon the approval of the City Engineer, surfacing for parking and movement areas (particularly those for ADA parking) may instead use Portland cement concrete. Decorative paving may be installed per the site plan subject to the approval of the City Engineer.
18. Two (2) vehicular access points to the site shall be maintained at all times.
19. The project shall utilize the existing storm drain inlet located on the north side of Tulare Avenue east of Avila Street. The project may utilize surface drainage or a combination of surface and underground drainage consistent with the grading and drainage plan prepared pursuant to

ATTACHMENT A

Condition No. 6 above. Onsite valley gutter construction shall be consistent with City of Parlier Standard Drawing No. ST-9. Sidewalk underdrain pipe shall be consistent with City of Parlier Standard Drawing No. D-6.

20. Fencing locations and materials shall be subject to approval by the Community Development Department consistent with City of Parlier Standard Drawing Nos. M-3 through M-7.
21. The applicant shall coordinate with Mid Valley Disposal to establish necessary solid waste procedures. Construction of the trash enclosure shall comply with City of Parlier Standard Drawing No. M-12, Type "E".
22. The owner/applicant shall comply with all relevant components of the California Building Code and associated trade codes, including but not limited to issues related to restroom facilities, building occupancy limits, and fire prevention and safety.
23. All signage must be approved pursuant to the standards and guidelines of the Parlier Municipal Code prior to installation.
24. The owner/operator of the facility shall be responsible for the ongoing and long-term maintenance of required improvements and landscaping. This shall include sidewalk, curb, and gutter, and planter strip landscaping pursuant to CA Streets and Highways Code Sections 5600-5630.
25. While the remainder portion of the site ("Remaining Land Area Note Used") remains undeveloped with the exception of the existing Boys and Girls Club facility, the undeveloped land shall be treated with low-impact landscaping (drought-tolerant ground cover, bark/wood chips, stone, or similar) to prevent dust and mud.

Utilities

26. The development shall at all times respect existing or new easements by, for, and between all private and public entities, including but not limited to the City of Parlier and the Consolidated Irrigation District, and any successors and heirs.
27. It shall be the responsibility of the owner/developer to grant easements as necessary for the installation and maintenance of private utilities, including but not limited to: electricity, gas, telephone, and cable television.
28. The project shall abandon and remove the existing 6-inch looped water main beneath Fett Drive, including any appurtenances that will not be reused in place by the new development. Removal shall be in accordance with City of Parlier standards and shall be consistent with the utilities plans approved by the City Engineer.
29. The project water supply may be taken from the 8-inch water mains in Avila Avenue, Tulare Street, or E. Parlier Avenue, or the 6-inch water main in Bigger Street. The connection shall be made in accordance with City of Parlier standards and shall be consistent with the utilities plans approved by the City Engineer. Additional installation of onsite water main may be required to provide a looped system.
30. The applicant shall comply with the City of Parlier Cross-Connection Control Regulations contained within PMC Section 13.30. Consistent with these regulations one or more backflow prevention devices may be required.

ATTACHMENT A

31. The project shall abandon and remove the existing 8-inch sewer water mains beneath Fett Drive, including any appurtenances that will not be reused in place by the new development. Removal shall be in accordance with City of Parlier standards and shall be consistent with the utilities plans approved by the City Engineer.
32. The project sanitary sewer service may be connected to the existing 8-inch sewer lines in Avila Street or Bigger Street or to the 6-inch line in Tulare Street. The connection shall be made in accordance with City of Parlier standards and shall be consistent with the utilities plans approved by the City Engineer.

Streets and Rights-of Way

33. Any work within the City of Parlier public right-of-way shall require an encroachment permit.
34. The project shall install sidewalk, curb, and gutter consistent with City of Parlier Standard Drawing No. ST-7 at the locations on Bigger Street and Tulare Street where existing drive approaches are to be removed.
35. Upon review and approval of the City Engineer, the project may install sidewalk of up to ten (10) feet in width along E. Parlier Avenue and Bigger Street. Prior to installation, the **owner** shall grant to the City of Parlier pedestrian easements abutting and parallel to the southern right-of way of E. Parlier Avenue and abutting and parallel to the western right-of-way of Bigger Street. Said pedestrian easements shall be of sufficient width and length to ensure that they contain any sidewalk that extends onto private property.
36. Any wooden lighting poles shall be replaced with standard electroliers consistent with City of Parlier Standard Drawing No. ST-18.
37. Drive approaches installed on Bigger Street and Tulare Street shall be consistent with City of Parlier Standard Drawing No. ST-16.

Mitigation Measure

38. **Mitigation Measure TCR-1:** Cultural Sensitivity Training. Prior to start of construction activities on the Project site, any workers who will perform any ground-disturbing activities shall undergo cultural sensitivity training to ensure that all site workers are aware of the potential for discovery of Tribal Cultural Resources and that proper protocol is followed should any such Resources be discovered during construction. Said training will be coordinated between the Fresno Housing Authority, its contractor(s), and the Santa Rosa Rancheria Tachi Yokut Tribe.

Fees

39. Owner shall be responsible for payment of all planning, building, plan check, and engineering fees prior to issuance of a building permit.
40. Concurrently with submission of improvement and/or building plans, the applicant shall deposit with the City of Parlier funds in estimated by the City Engineer and/or Building Official, respectively, to be sufficient to offset costs to the City for review of such plans. In the event that such funds are not sufficient to cover costs to the City, the City Engineer and/or Building Official, as appropriate, shall contact the applicant to request additional funds.
41. The project site is subject to the Pipeline Project Development Impact Fee Incentive Program, under which development impact fees excluding those for Public Safety are reduced by fifty (50)

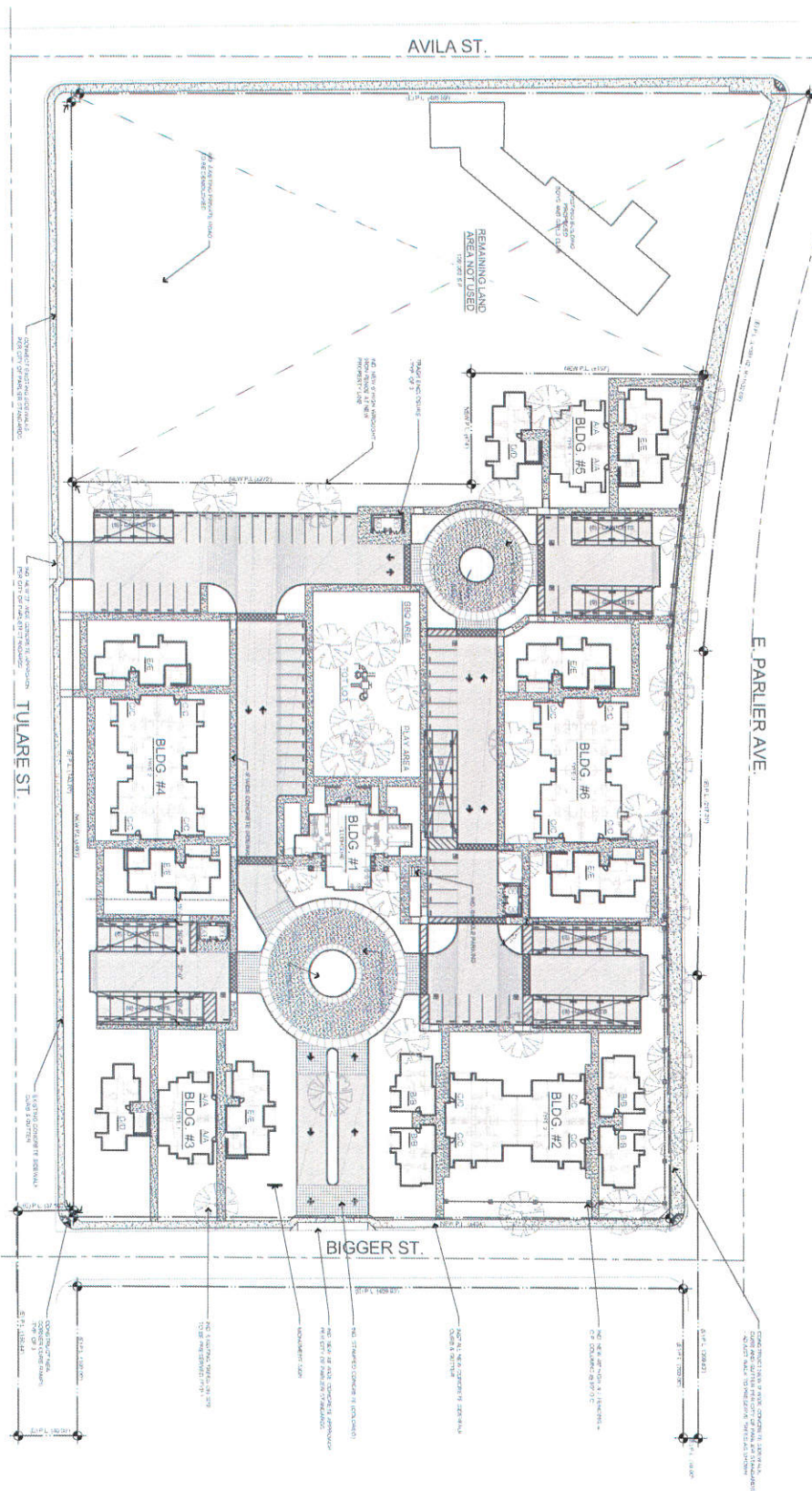
ATTACHMENT A

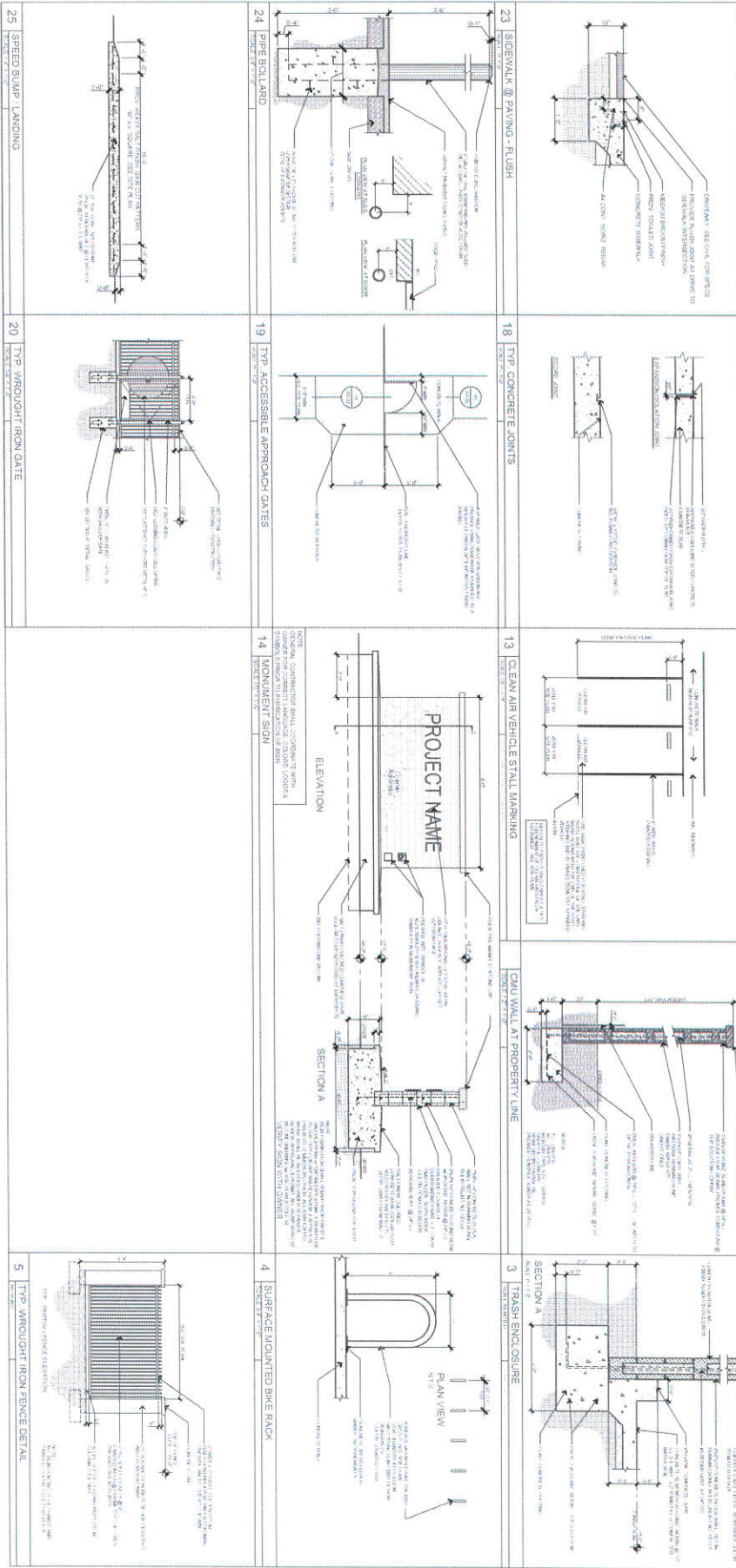
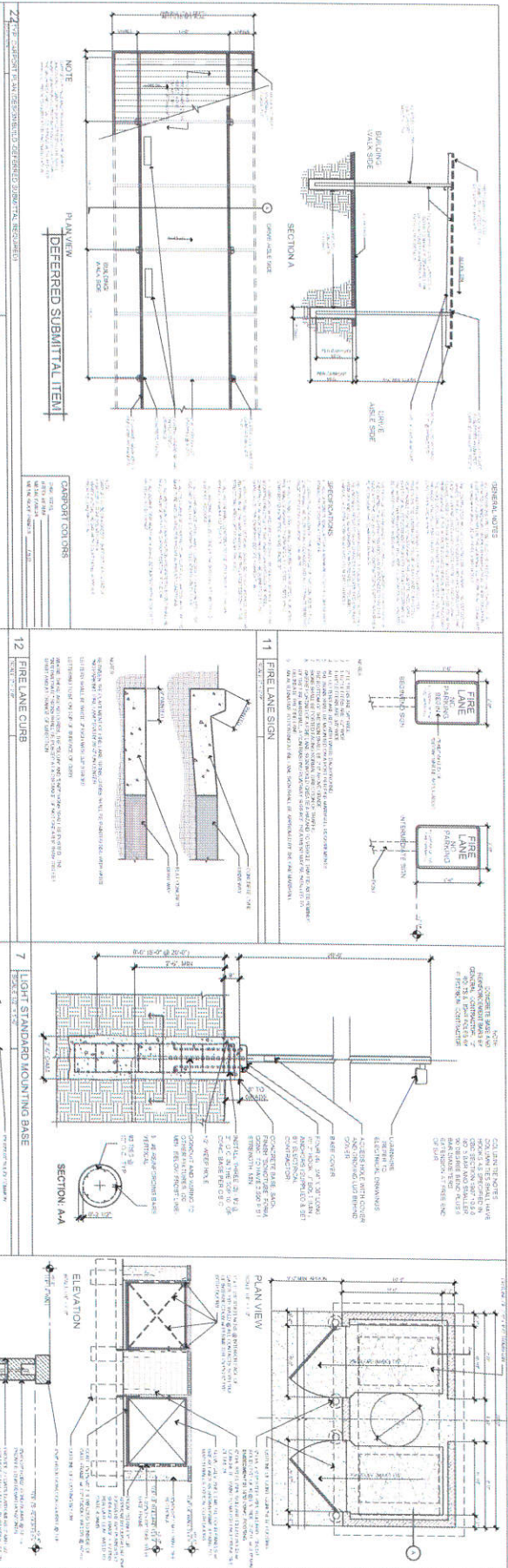
percent. The applicant shall pay to the City of Parlier development impact fees consistent with the City's current Development Impact Fee Schedule reduced by fifty percent as detailed herein:

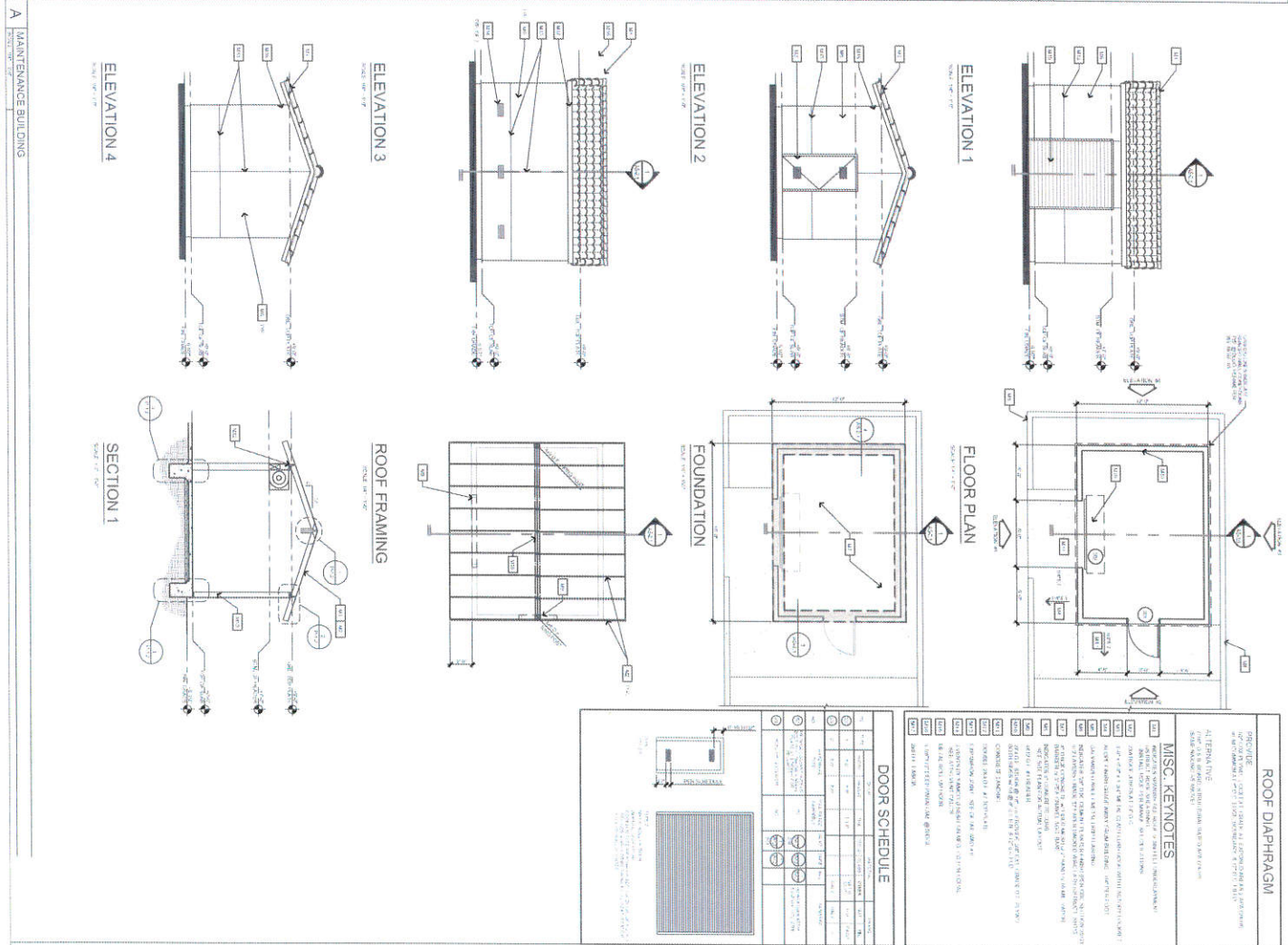
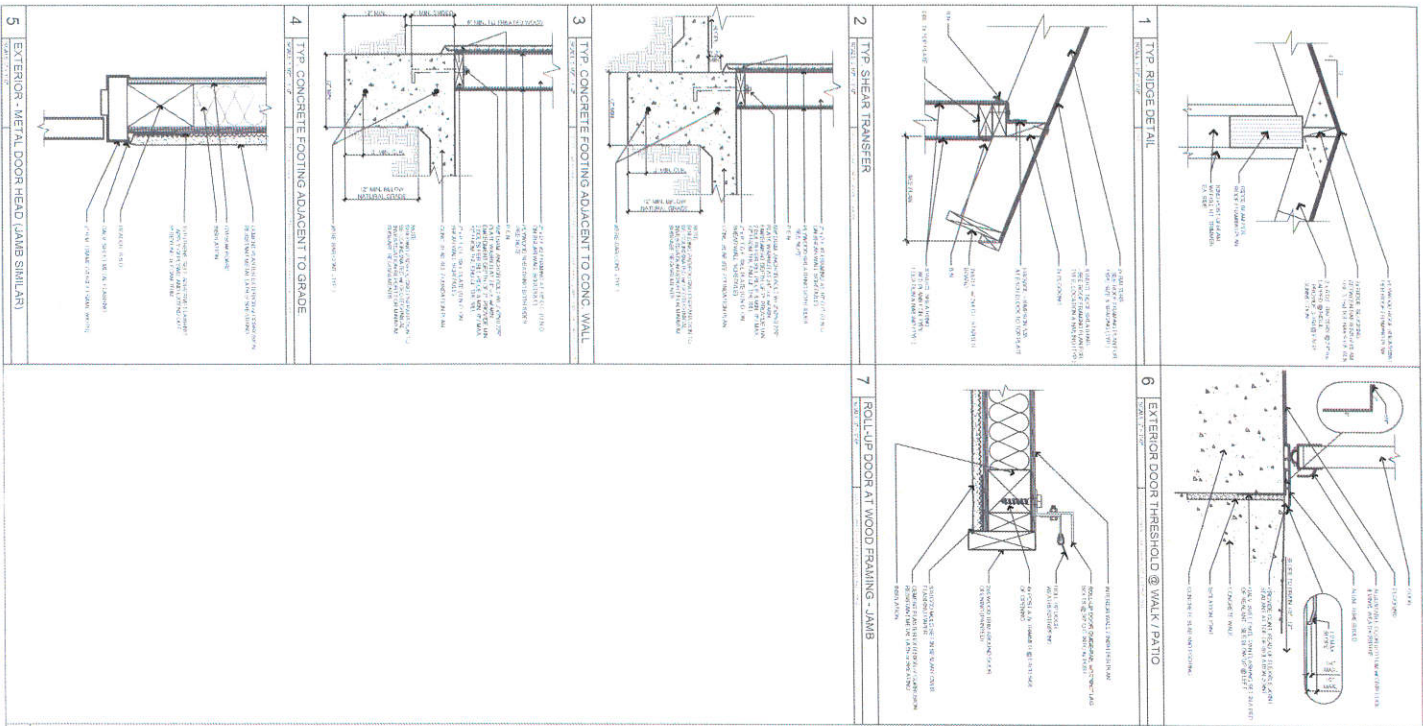
CITY OF PARLIER OAK GROVE APARTMENTS DEVELOPMENT IMPACT FEES Reduced by 50% pursuant to Pipeline Project DIF Incentive Program					
Fee	Unit Type	Units¹	Fee per Unit	Subtotal	50% Reduced Total
City Management and General Services	AC	0	\$319.53	\$0.00	\$0.00
Public Safety	AC	0	\$319.53	\$0.00	\$0.00
Storm Drainage	AC	0	\$5,591.75	\$0.00	\$0.00
Wastewater Treatment	EDU	6	\$1,834.11	\$11,004.66	\$5,502.33
Domestic Water	EDU	6	\$2,156.84	\$12,941.04	\$6,470.52
Fire Flow	EDU	6	\$1,078.40	\$6,470.40	\$3,235.20
City Parks	EDU	6	\$559.18	\$3,355.08	\$1,677.54
Water Hook-up	EDU	6	\$400.19	\$2,401.14	\$1,200.57
Sewer Hook-up	EDU	6	\$615.65	\$3,693.90	\$1,846.95
Total				\$39,866.22	\$19,933.11

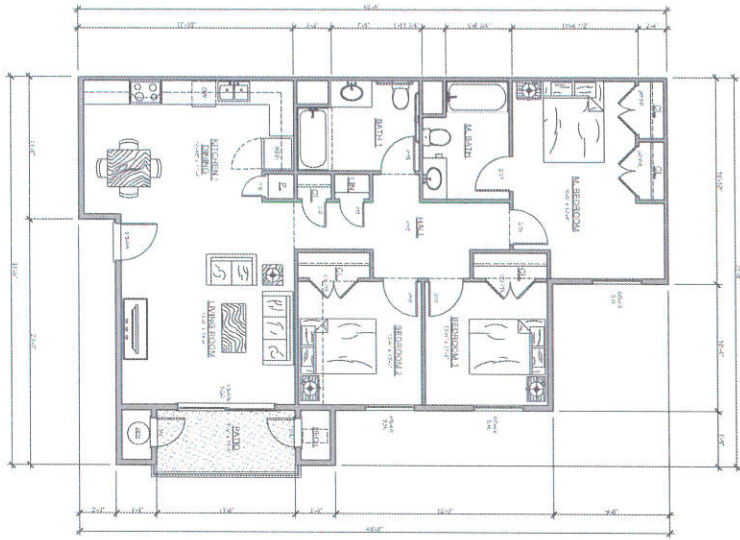
¹ Site is being redeveloped. No per-acreage fees are assessed, and only additional dwellings are counted.

"OAK GROVE"
FAMILY APARTMENTS
PARLIER, CA
DEVELOPED BY:
HOUSING AUTHORITY OF FRESNO COUNTY

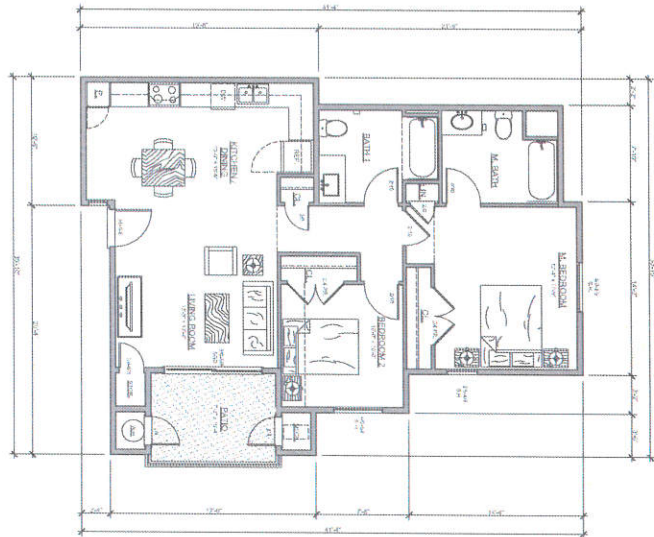




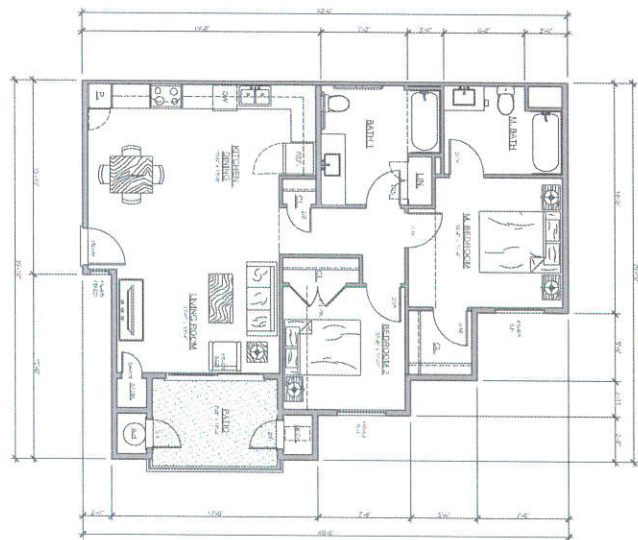




UNIT C - 3 BR. / 2 BA. 1,177 S.F.



UNIT B - 2 BR. / 2 BA. 942 S.F.



UNIT A - 2 BR. / 2 BA. 941 S.F.



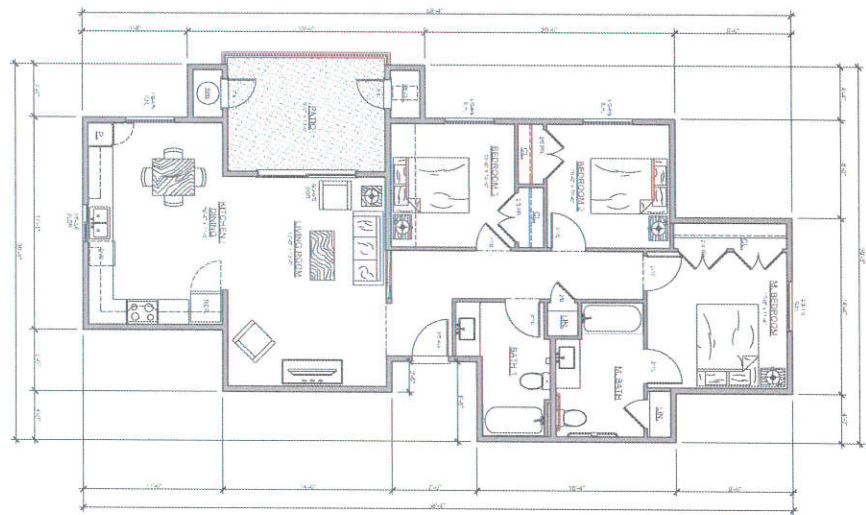
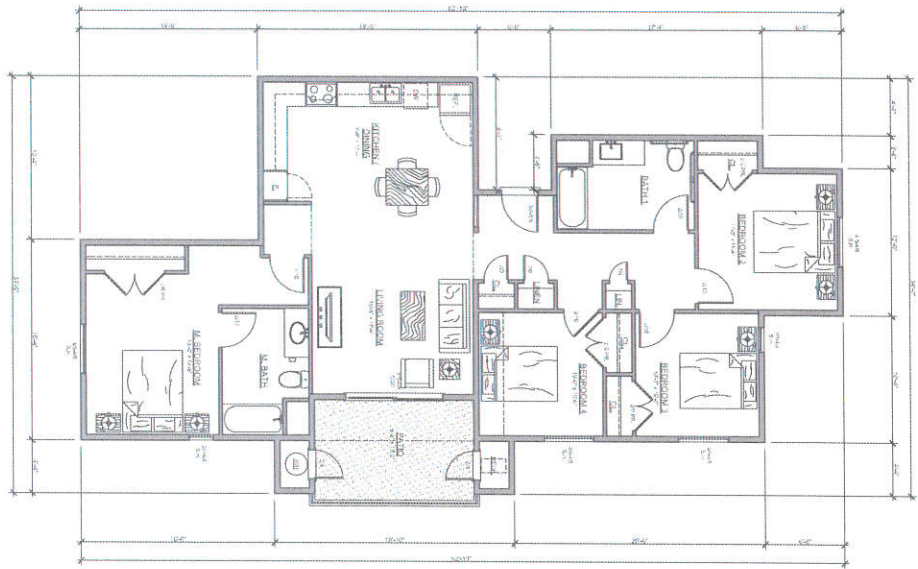
7600 NORTH LAS VEGAS, #223
LAS VEGAS, NV 89123
PHONE: 702.735.1111
WWW.RLDARCHITECTS.COM



OAK GROVE
FOR
LOS ANGELES COUNTY OF
FRESNO COUNTY, CALIFORNIA

UNIT FLOOR PLANS

P-2.0



7000 NORTH LINCOLN, #212
FRESNO, CA 93705
559-245-2022
www.rldavidson.com



OAK GROVE
THE BUREAU OF
PLANNING

FOR
HOUSING DEVELOPMENT OF
FRESNO COUNTY, CALIFORNIA

DATE: 12/21/19

BY: [Signature]

12/21/19

12/21/19

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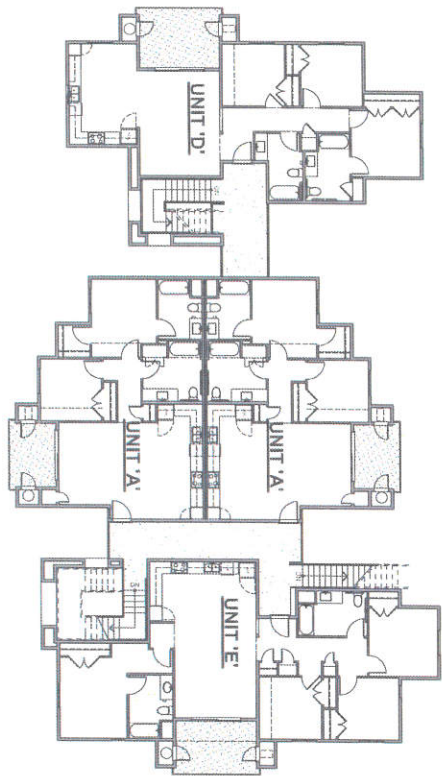
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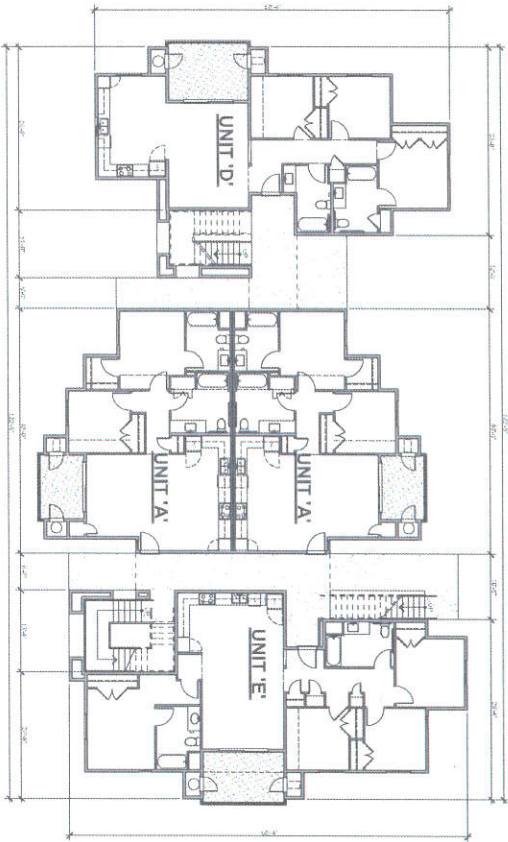
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12/21/19

12/21/19



BUILDING TYPE '1' - COORDINATION PLAN UPPER FLOOR
SCALE: 1/8" = 1'-0"



BUILDING TYPE '1' - COORDINATION PLAN LOWER FLOOR
SCALE: 1/8" = 1'-0"

R.L. Davidson, Inc.
ARCHITECTS
SINCE 1929

7000 NORTH LINCOLN, #232
FRESNO, CALIF. 93705
555.235.2023
FAX 555.235.2023



OAK GROVE
1610 BROAD STREET
FRESNO, CA

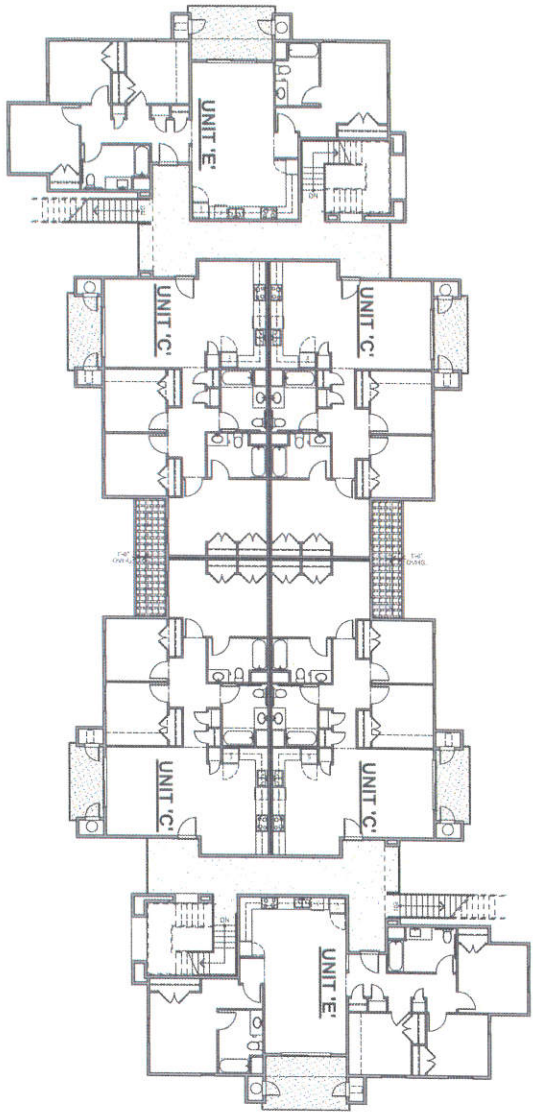
FOR
HOUSING AUTHORITY OF
FRESNO COUNTY, CALIFORNIA

DATE: 10/21/16

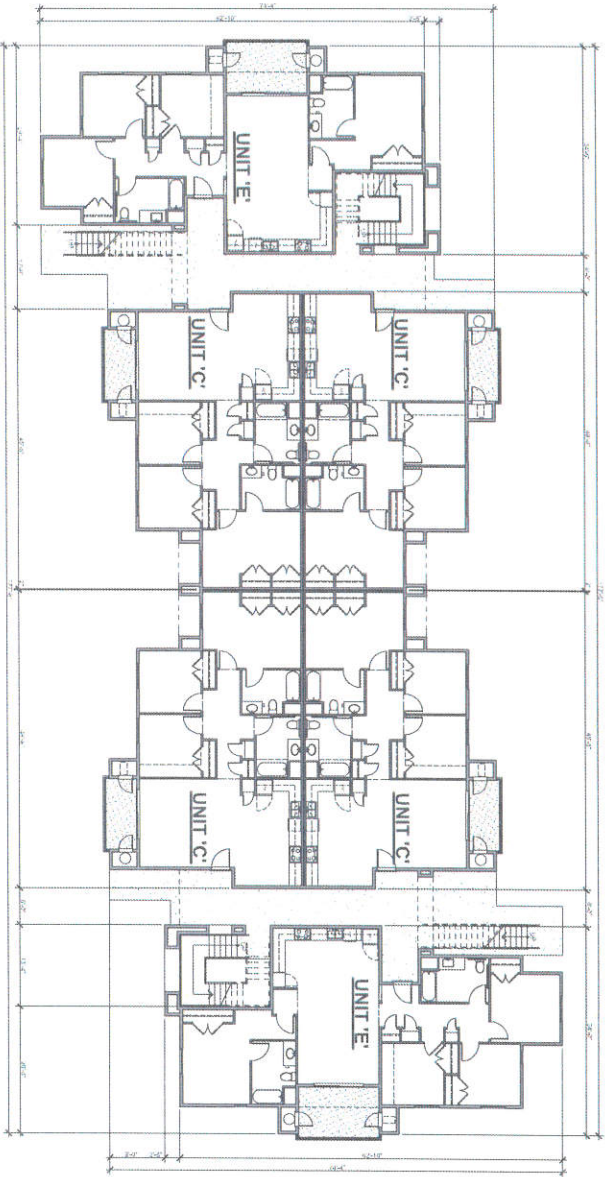
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19	10/21/16
20	10/21/16

- BUILDING TYPE '1' -
COORDINATION
PLANS

P-3.0



BUILDING TYPE 2 - COORDINATION PLAN UPPER FLOOR



BUILDING TYPE 2 - COORDINATION PLAN LOWER FLOOR



7000 NORTH AVENUE, SUITE 200
FRESNO, CALIFORNIA 93720
PHONE: (559) 233-2000
FAX: (559) 233-2001
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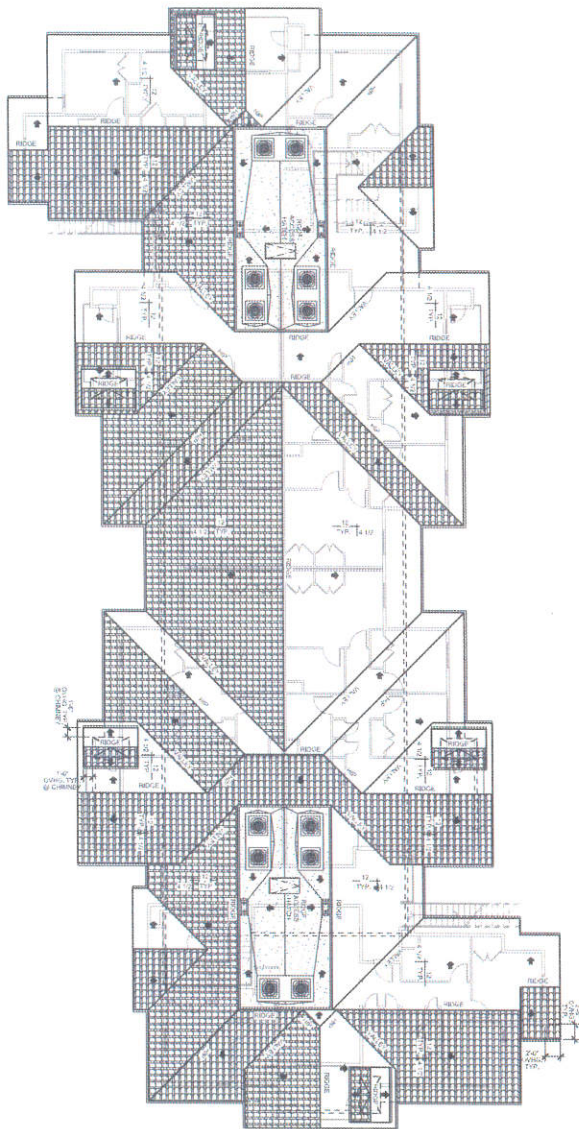
OAK GROVE
1000 GROVE STREET
FRESNO, CA

FOR
HOUSING AUTHORITY OF
FRESNO COUNTY CALIFORNIA

DATE: 10/21/10
SCALE: 1/8" = 1'-0"

- BUILDING TYPE 2 -
COORDINATION
PLANS

SCALE 100 = 100%



OAK GROVE

THE HIGHER SYSTEM
PAPER CO.

FOR:

D COUNTY, CALIF.

Author:

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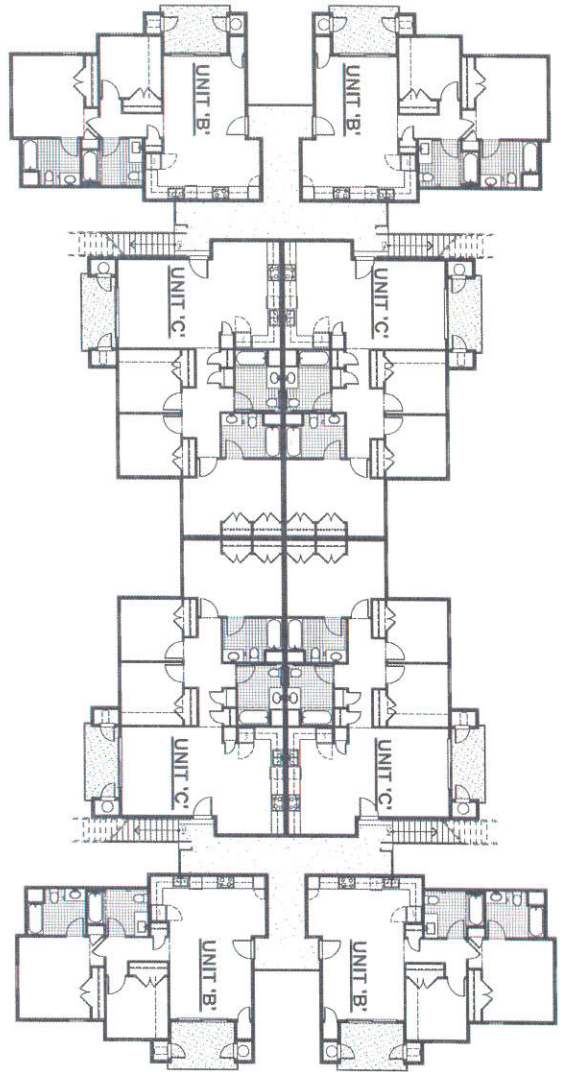
PROOF BY AM

555

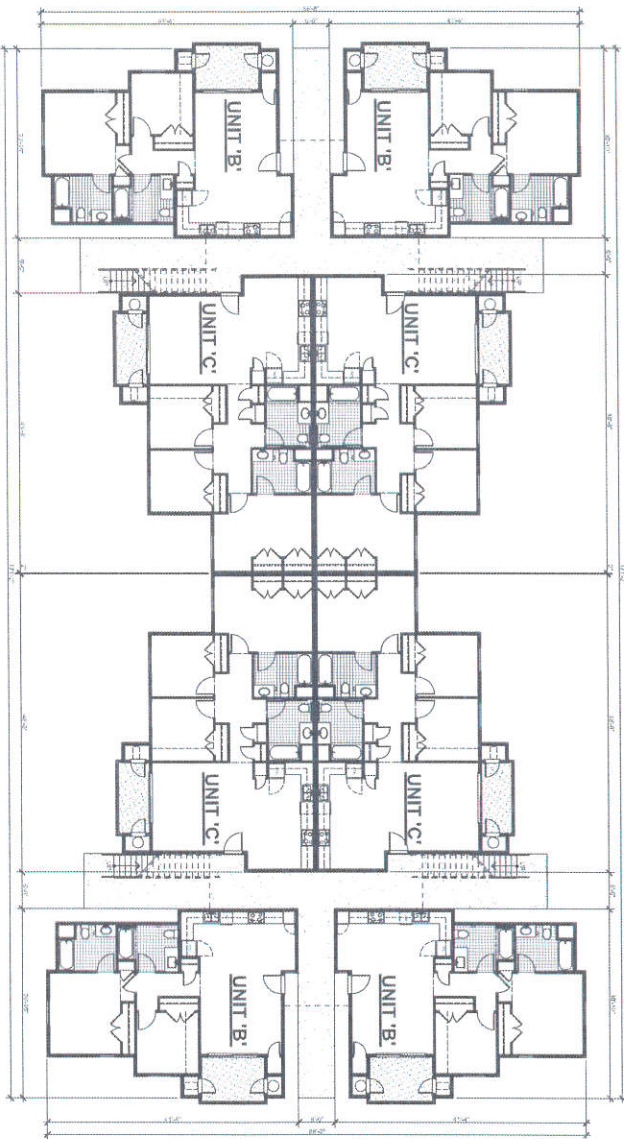
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BUILDING TYPE 3 - COORDINATION PLAN UPPER FLOOR



BUILDING TYPE 3 - COORDINATION PLAN LOWER FLOOR

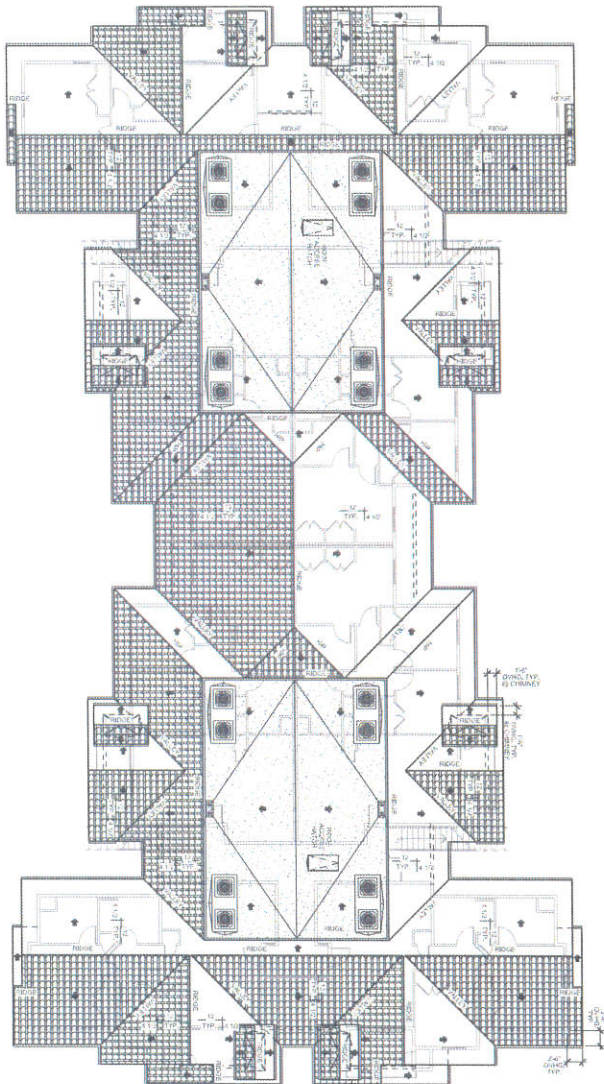


7602 NORTH AVENUE, SUITE 200
FRESNO, CALIFORNIA 93720
TEL: 558.333.2000
WWW.RLDV.COM



OAK GROVE
1/2" = 1'-0" (VERTICAL)
FOR:
HOUSING AUTHORITY OF
FRESNO COUNTY, CALIFORNIA

- BUILDING TYPE 3 -
COORDINATION
PLANS



BUILDING TYPE 3 - ROOF PLAN



7/6/2017 10:40:40 AM - 1/10/17 10:40:40 AM
1/10/17 10:40:40 AM - 1/10/17 10:40:40 AM
1/10/17 10:40:40 AM - 1/10/17 10:40:40 AM



OAK GROVE
1700 S. 10TH ST., SUITE 100
FRESNO, CA 93721
HOUSING AUTHORITY OF
FRESNO COUNTY, CALIFORNIA

NO.	DATE	REVISION
1	1/10/17	1/10/17 10:40:40 AM
2	1/10/17	1/10/17 10:40:40 AM
3	1/10/17	1/10/17 10:40:40 AM
4	1/10/17	1/10/17 10:40:40 AM
5	1/10/17	1/10/17 10:40:40 AM
6	1/10/17	1/10/17 10:40:40 AM
7	1/10/17	1/10/17 10:40:40 AM
8	1/10/17	1/10/17 10:40:40 AM
9	1/10/17	1/10/17 10:40:40 AM
10	1/10/17	1/10/17 10:40:40 AM

- BUILDING TYPE 3 -
ROOF PLAN

P-3.6



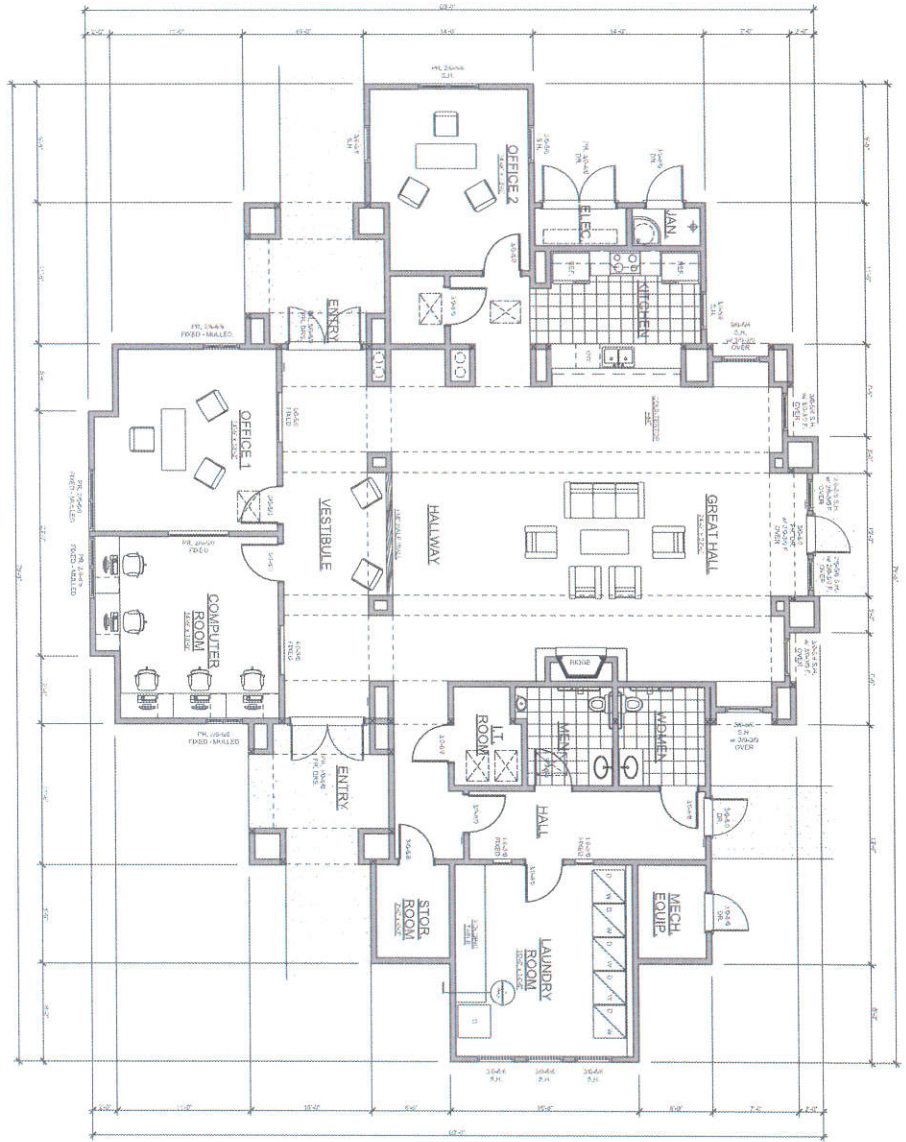
7620 NORTH JENSEN BLVD., SUITE 200
FRESNO, CALIFORNIA 93720
TEL: 233-1234 FAX: 233-5678



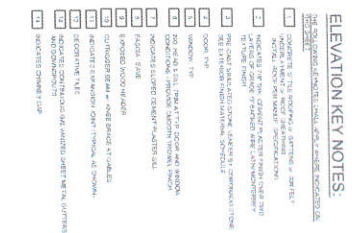
OAK GROVE
HOUSING AUTHORITY OF
FRESNO COUNTY, CALIFORNIA

- CLUBHOUSE -
FLOOR PLAN

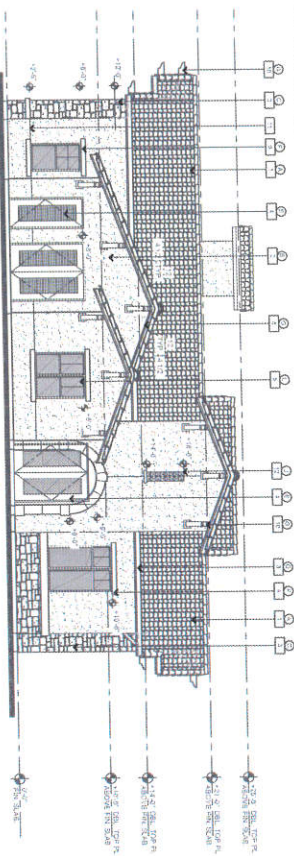
P-4.0



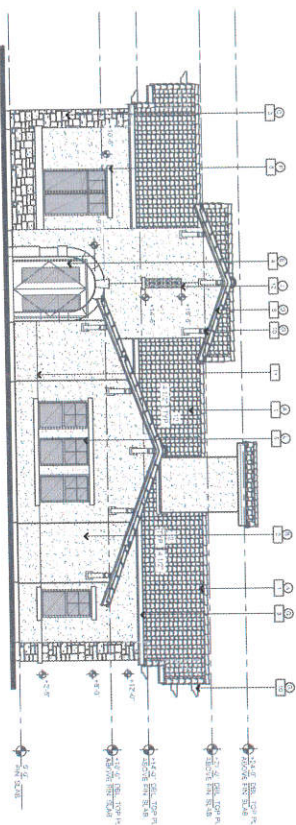
CLUBHOUSE - FLOOR PLAN



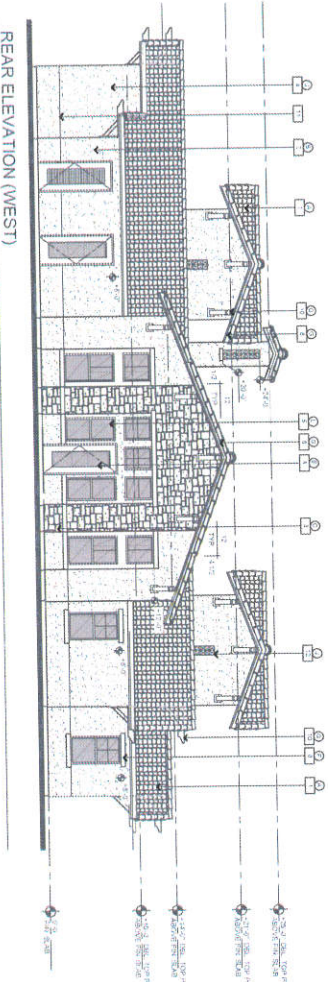
FRONT ELEVATION (EAST)



SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)

ELEVATION KEY NOTES:

- [illegible]

EXTERIOR FINISH MATERIAL SCHEDULE

[illegible]

**OAK
GROVE**
305 BRADEN STREET
Fresno, CA

FOR
**HOUSING AUTHORITY OF
FRESNO COUNTY CALIFORNIA**

1/15 01-1781 16-00-01
12-21-2015 14-000000-01-000001-00

CLUBHOUSE -
EXTERIOR
ELEVATIONS

P-4.2