

CITY COUNCIL OF PARLIER REGULAR MEETING

DATE: Thursday, March 19, 2020
TIME: 6:30 PM
PLACE: Council Chambers
1100 East Parlier Avenue
Parlier, CA 93648

CALL TO ORDER/WELCOME:

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

FLAG SALUTE: Mayor Alma M. Beltran

ADDITIONS/DELETIONS:

PRESENTATIONS/INFORMATIONAL:

1. Presentation, Crime Statistics Update – Chief of Police Jose Garza.

PUBLIC COMMENT:

At this time any citizen may address the City Council on matters not appearing on the agenda that are within the jurisdiction of the City of Parlier. Speakers shall limit their comments to three (3) minutes unless extended by the Mayor. Please begin your comments by stating your name and City of residence.

The City Council is prohibited by law from taking any action on matters discussed that are not on the agenda. No adverse conclusion should be drawn if the City Council does not respond to any particular public comment. The Council may refer the matter to the City Manager or staff or request that it be placed on a future agenda.

CONSENT CALENDAR:

All Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of items appearing on the Consent Calendar unless requested to be removed for separate discussion and acted on by separate vote.

2. Approve the Check Reports dated March 03, 2020 to March 13, 2020.

3. Approve and accept the Minutes dated March 5, 2020.
4. Approve Michael Avila to use the Parlier Community Center for men's 18+ open recreational basketball and to be issued a key and alarm code.

REGULAR BUSINESS:

5. **SUBJECT:** Consideration and Necessary Action on Initiating Proceedings for the Annual Levy of Assessments for Landscape Maintenance and Lighting District No.

RECOMMENDATION: Staff recommends that the City Council adopt **RESOLUTION 2020-12** Initiating Proceedings for the Annual Levy of Assessments for Landscape Maintenance and Lighting District No. 1 and authorize the City Engineer to file his annual report.

6. **SUBJECT:** Consider the Vesting Tentative Map No. 6287 Project

RECOMMENDATION:

- a. Adopt **RESOLUTION NO. 2020-13** approving the addendum to the Initial Study/Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act for Vesting Tentative Tract Map No. 6038.
 - b. Adopt **RESOLUTION NO. 2020-14** amending the City of Parlier General Plan Land Use Map designation of APN 355-52-60 from High Density Residential to Medium Low Density Residential.
 - c. Introduce and waive the first reading of **Ordinance No. 2020-03**, changing the zoning of APN 355-520-60 from R-3 (Medium Density Multiple Family Residential) to R-1 (Single Family Residential).
 - d. Adopt **RESOLUTION NO. 2020-15** approving Vesting Tentative Map No. 6287, subdividing APN 355-620-60 (5.16 acres) into 28 single-family lots, with conditions.
7. **SUBJECT:** Consideration and Necessary Action on Amendment to **RESOLUTION 2020-16** of the City Council of the City of Parlier Setting Work Schedules.

RECOMMENDATION: Adopt amended resolution setting work schedules.

BRIEF COMMENTS: COUNCIL COMMUNICATIONS/COMMENTS:

CITY ADMINISTRATOR

CITY ATTORNEY

CITY COUNCIL

PUBLIC COMMENT 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 SHALL LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

CLOSED SESSION:

8. Public Employment Pursuant to Government Code §54957.

Title: City Administrator

9. Potential Litigation Pursuant to Government Code §54956.9.

Two (2) cases.

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 East Parlier Avenue, Parlier, CA during normal business hours. In addition, most documents are posted on the City's website at <http://parlier.ca.us>.



CITY OF PARLIER

Check Report

By Check Number

Date Range: 03/01/2020 - 03/13/2020

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
CER03	CERDA, DAVID ANTHONY	03/11/2020	Regular	0.00	-16.00	50007
CHA06	CHARLES BOLDING	03/11/2020	Regular	0.00	-128.35	50243
AUT01	AUTO ZONE	03/11/2020	Regular	0.00	-8.63	50893
PAR14	PARLIER ROTARY	03/11/2020	Regular	0.00	-35.00	51280
GAS01	ANTONIO GASTELUM	03/11/2020	Regular	0.00	-396.39	51573
ASI01	ASI	03/03/2020	Regular	0.00	475.00	53542
AT&09	AT&T	03/03/2020	Regular	0.00	236.26	53543
DIA11	DIAMOND COMMUNICATIONS	03/03/2020	Regular	0.00	270.00	53544
KAI00	KAISER FOUNDATION HEALTH	03/03/2020	Regular	0.00	672.76	53545
P.G01	PACIFIC GAS & ELECTRIC	03/03/2020	Regular	0.00	5,048.11	53546
PAY01	PAY PLUS BENEFITS, INC.	03/03/2020	Regular	0.00	107.00	53547
PIT04	PURCHASE POWER	03/03/2020	Regular	0.00	1,000.00	53548
SEL01	SELECT BUSINESS SYSTEMS INC.	03/03/2020	Regular	0.00	30.00	53549
STA1E	STATE OF CALIFORNIA	03/03/2020	Regular	0.00	16,067.41	53550
ID00	VANESSA A. EINERSON	03/03/2020	Regular	0.00	59.39	53551
VER08	VERIZON WIRELESS	03/03/2020	Regular	0.00	1,049.70	53552
WCP01	WELL, A PROJECT OF COMMUNITY PARTNERS	03/03/2020	Regular	0.00	650.00	53553
A-C00	A-C ELECTRIC COMPANY	03/05/2020	Regular	0.00	2,091.69	53554
ALT01	ALTA MONTCLAIR/EBSA	03/05/2020	Regular	0.00	200.00	53555
ASI01	ASI	03/05/2020	Regular	0.00	1,709.03	53556
EDG01	EDGAR MARTINEZ	03/05/2020	Regular	0.00	226.85	53557
FRE04	FRESNO POLICE DEPARTMENT-RTC	03/05/2020	Regular	0.00	406.00	53558
RUE02	JESSE RUELAS	03/05/2020	Regular	0.00	95.93	53559
SAN12	JESSE SANDOVAL	03/05/2020	Regular	0.00	365.00	53560
MET01	METRO UNIFORM & ACCESSORIES	03/05/2020	Regular	0.00	459.49	53561
OVE01	OVERHEAD TECHNOLOGY, INC.	03/05/2020	Regular	0.00	392.00	53562
PPA02	PARLIER POLICE ASSO.	03/05/2020	Regular	0.00	4,800.00	53563
PWD01	PRE-SORT CENTER OF STOCKTON, INC	03/05/2020	Regular	0.00	269.94	53564
RIP01	REEDLEY IRRIGATION & SUPP	03/05/2020	Regular	0.00	29.70	53565
REN02	RENT A TOILET	03/05/2020	Regular	0.00	165.00	53566
SPA00	SPARKLETTES	03/05/2020	Regular	0.00	55.03	53567
STA04	STATE FOODS SUPERMARKET	03/05/2020	Regular	0.00	930.03	53568
SUR03	SURVEILLANCE INTEGRATION	03/05/2020	Regular	0.00	3,293.18	53569
SYS00	SYSCO OF CENTRAL CALIFORNIA	03/05/2020	Regular	0.00	583.84	53570
THE05	THE OFFICE CITY	03/05/2020	Regular	0.00	112.43	53571
WIL06	WILLDAN ENGINEERING	03/05/2020	Regular	0.00	220.00	53572
BEL03	ALMA M. BELTRAN	03/06/2020	Regular	0.00	550.00	53573
FAS00	FASTENAL COMPANY	03/06/2020	Regular	0.00	233.14	53574
GRA01	GRANTED SOLUTIONS	03/06/2020	Regular	0.00	5,599.90	53575
GRA01	GRANTED SOLUTIONS	03/06/2020	Regular	0.00	5,516.82	53576
MID06	MID VALLEY PUBLISHING	03/06/2020	Regular	0.00	778.00	53577
MOU01	MOUNTAIN VALLEY ENVIRONMENTAL SVCS INC	03/06/2020	Regular	0.00	5,050.36	53578
ABI10	ABILITY ANSWERING SERV.	03/10/2020	Regular	0.00	107.14	53579
ADP00	ADP, INC.	03/10/2020	Regular	0.00	2,683.80	53580
	Void	03/10/2020	Regular	0.00	0.00	53581
ASI01	ASI	03/10/2020	Regular	0.00	720.00	53582
CEN13	CENTRAL VALLEY SWEEPING	03/10/2020	Regular	0.00	6,150.00	53583
REE01	EDDIE C. REED	03/10/2020	Regular	0.00	950.00	53584
VAL03	MATTHEW STACY KNIFFIN	03/10/2020	Regular	0.00	550.00	53585
P.G01	PACIFIC GAS & ELECTRIC	03/10/2020	Regular	0.00	643.86	53586
PET01	PETTY CASH FUND	03/10/2020	Regular	0.00	452.51	53587
	Void	03/10/2020	Regular	0.00	0.00	53588
RHO01	RHODES INC.	03/10/2020	Regular	0.00	383.68	53589
TEL03	TELEDYNE INSTRUMENTS, INC.	03/10/2020	Regular	0.00	221.69	53590

Check Report

Date Range: 03/01/2020 - 03/13/2020

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TOR26	TORRES FENCE CO., INC.	03/10/2020	Regular	0.00	707.18	53591
WIN02	WINSUPPLY OF FRESNO COUNTY CA	03/10/2020	Regular	0.00	4,929.74	53592
A&M00	A&M CONSULTING ENGINEERS	03/13/2020	Regular	0.00	3,495.00	53593
BEL03	ALMA M. BELTRAN	03/13/2020	Regular	0.00	580.70	53594
BEL03	ALMA M. BELTRAN	03/13/2020	Regular	0.00	550.00	53595
ASI01	ASI	03/13/2020	Regular	0.00	197.68	53596
AUT01	AUTO ZONE	03/13/2020	Regular	0.00	200.76	53597
BAN01	BANKCARD CENTER	03/13/2020	Regular	0.00	3,938.58	53598
	Void	03/13/2020	Regular	0.00	0.00	53599
BCT01	BCT CONSULTING, INC.	03/13/2020	Regular	0.00	1,210.00	53600
BES04	BESST INC.	03/13/2020	Regular	0.00	8,060.00	53601
CAR03	CARDENAS, DEMETRIA B.	03/13/2020	Regular	0.00	87.30	53602
CIT22	CITY OF PARLIER	03/13/2020	Regular	0.00	404.38	53603
GRO01	FERGUSON ENTERPRISES INC.	03/13/2020	Regular	0.00	719.37	53604
GRA04	GRAINGER, INC.	03/13/2020	Regular	0.00	1,183.39	53605
HEA01	HEALTHWISE SERVICES, LLC	03/13/2020	Regular	0.00	400.00	53606
T&J01	JOSE M. SILVA	03/13/2020	Regular	0.00	1,515.82	53607
OFF01	OFFICE DEPOT	03/13/2020	Regular	0.00	93.45	53608
RIP01	REEDLEY IRRIGATION & SUPP	03/13/2020	Regular	0.00	83.95	53609
RSG01	RSG, INC.	03/13/2020	Regular	0.00	2,753.75	53610
SO 01	THE GAS CO.	03/13/2020	Regular	0.00	1,449.64	53611
UNU00	UNUM LIFE INSURANCE CO.	03/13/2020	Regular	0.00	126.59	53612
ASI01	ASI	03/02/2020	Bank Draft	0.00	3,107.19	DFT0000357
PER01	CALPERS	03/10/2020	Bank Draft	0.00	17,029.23	DFT0000358
PER01	CALPERS	03/09/2020	Bank Draft	0.00	361.44	DFT0000359
PER01	CALPERS	03/09/2020	Bank Draft	0.00	327.26	DFT0000360
PER01	CALPERS	03/09/2020	Bank Draft	0.00	3,979.58	DFT0000361
ASI01	ASI	03/11/2020	Bank Draft	0.00	834.58	DFT0000362

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	124	68	0.00	105,348.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-584.37
Bank Drafts	6	6	0.00	25,639.28
EFT's	0	0	0.00	0.00
	130	82	0.00	130,403.86

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	124	68	0.00	105,348.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-584.37
Bank Drafts	6	6	0.00	25,639.28
EFT's	0	0	0.00	0.00
	130	82	0.00	130,403.86

Fund Summary

Fund	Name	Period	Amount
999	POOL FUND	3/2020	130,403.86
			130,403.86



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CER03	CERDA, DAVID ANTHONY	03/11/2020	Regular	0.00	-16.00	50007
CHA06	CHARLES BOLDING	03/11/2020	Regular	0.00	-128.35	50243
AUT01	AUTO ZONE	03/11/2020	Regular	0.00	-8.63	50893
PAR14	PARLIER ROTARY	03/11/2020	Regular	0.00	-35.00	51280
GAS01	ANTONIO GASTELUM	03/11/2020	Regular	0.00	-396.39	51573
ASI01	ASI	03/03/2020	Regular	0.00	475.00	53542

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>174584</u>	Invoice	03/02/2020	HRA KAISER ADMIN 3-20	0.00	475.00	
	<u>100-5200-6520</u>		PROFESSIONAL SERVICES/		50.00	
	<u>100-5400-6520</u>		PROFESSIONAL SERVICES/		100.00	
	<u>100-5617-6520</u>		PROFESSIONAL SERVICES/		25.00	
	<u>100-5620-6520</u>		PROFESSIONAL SERVICES/		25.00	
	<u>102-5400-6520</u>		PROFESSIONAL SERVICES/		50.00	
	<u>269-6303-6520</u>		PROFESSIONAL SERVICES/		25.00	
	<u>277-5400-6520</u>		PROFESSIONAL SERVICES/		25.00	
	<u>400-5300-6520</u>		PROFESSIONAL SERVICES/		37.50	
	<u>400-5600-6520</u>		PROFESSIONAL SERVICES/		50.00	
	<u>401-5300-6520</u>		PROFESSIONAL SERVICES/		37.50	
	<u>401-5600-6520</u>		PROFESSIONAL SERVICES		50.00	
AT&09	AT&T	03/03/2020	Regular	0.00	236.26	53543
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>000014326533</u>	Invoice	03/02/2020	VARIOUS SVCS 1/20 BAN67	0.00	126.43	
	<u>400-5300-6510</u>		TELEPHONE/DATA & PAG		21.04	
	<u>400-5600-6510</u>		TELEPHONE/DATA/PAGER		21.04	
	<u>401-5600-6510</u>		TELEPHONE/DATA/PAGER		21.22	
	<u>401-5600-6510</u>		TELEPHONE/DATA/PAGER		21.05	
	<u>401-5600-6510</u>		TELEPHONE/DATA/PAGER		21.04	
	<u>401-5600-6510</u>		TELEPHONE/DATA/PAGER		21.04	
<u>000014326878</u>	Invoice	03/02/2020	PA SVCS 1/20 BAN64	0.00	89.92	
	<u>269-6303-6510</u>		TELEPHONE/DATA/PAGER		89.92	
<u>000014326879</u>	Invoice	03/02/2020	WELL 2A SVCS 1/20 BAN65	0.00	19.91	
	<u>400-5600-6510</u>		TELEPHONE/DATA/PAGER		19.91	
DIA11	DIAMOND COMMUNICATIONS	03/03/2020	Regular	0.00	270.00	53544
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>227339</u>	Invoice	03/02/2020	PA FIRE ALARM SVCS 4/20	0.00	90.00	
	<u>269-6303-6520</u>		PROFESSIONAL SERVICES/		90.00	
<u>227340</u>	Invoice	03/02/2020	CC FIRE ALARM SVCS 4/20	0.00	90.00	
	<u>100-5618-6520</u>		PROFESSIONAL SERVICES		90.00	
<u>227341</u>	Invoice	03/02/2020	SC FIRE ALARM SVCS 4/20	0.00	90.00	
	<u>100-5615-6520</u>		PROFESSIONAL SERVICES/		90.00	
KAI00	KAISER FOUNDATION HEALTH	03/03/2020	Regular	0.00	672.76	53545
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>BHD6000-40/CO</u>	Invoice	03/02/2020	HEALTH INSURANCE 2-20	0.00	672.76	
	<u>100-5200-5011</u>		INSURANCE-MED,DEN,VIS		672.76	

Check Report

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P.G01	PACIFIC GAS & ELECTRIC	03/03/2020	Regular	0.00	5,048.11	53546
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>16206-5-2-20</u>	Invoice	03/02/2020	CC2 SVCS 2/20		29.99	
	<u>100-5620-6512</u>		ELECTRICITY	CC2 SVCS 2/20	29.99	
<u>31793-3-2-20</u>	Invoice	03/02/2020	B VISTA AVE SVCS 2/20		10.65	
	<u>200-5600-6512</u>		ELECTRICITY	B VISTA AVE SVCS 2/20	10.65	
<u>50754-3-1-20</u>	Invoice	03/02/2020	STREET LIGHT SVCS 1/20		4,491.48	
	<u>200-5600-6512</u>		ELECTRICITY	STREET LIGHT SVCS 1/20	4,491.48	
<u>51134-5-2-20</u>	Invoice	03/02/2020	MADSEN AVE SVCS 2/20		51.91	
	<u>200-5600-6512</u>		ELECTRICITY	MADSEN AVE SVCS 2/20	51.91	
<u>65206-7-2-20</u>	Invoice	03/02/2020	CC1 SVCS 2/20		18.30	
	<u>100-5620-6512</u>		ELECTRICITY	CC1 SVCS 2/20	18.30	
<u>80272-9-2-20</u>	Invoice	03/02/2020	CC SVCS 2/20		269.77	
	<u>100-5618-6512</u>		ELECTRICITY	CC SVCS 2/20	269.77	
<u>80980-1-1-20</u>	Invoice	03/02/2020	TRAFFIC LIGHT SVCS 1/20		107.57	
	<u>200-5600-6512</u>		ELECTRICITY	TRAFFIC LIGHT SVCS 1/20	107.57	
<u>96580-5-2-20</u>	Invoice	03/02/2020	J ST SVCS 2/20		68.44	
	<u>200-5600-6512</u>		ELECTRICITY	J ST SVCS 2/20	68.44	
PAY01	PAY PLUS BENEFITS, INC.	03/03/2020	Regular	0.00	107.00	53547
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>22546</u>	Invoice	03/02/2020	CALPERS REPORTING 2-20		107.00	
	<u>100-5200-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	10.70	
	<u>100-5400-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	10.70	
	<u>100-5620-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	10.70	
	<u>102-5400-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	10.70	
	<u>269-6303-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	21.40	
	<u>400-5300-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	10.70	
	<u>400-5600-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	10.70	
	<u>401-5300-6520</u>		PROFESSIONAL SERVICES/	CALPERS REPORTING 2-20	10.70	
	<u>401-5600-6520</u>		PROFESSIONAL SERVICES	CALPERS REPORTING 2-20	10.70	
PIT04	PURCHASE POWER	03/03/2020	Regular	0.00	1,000.00	53548
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>7988-3-20</u>	Invoice	03/02/2020	POSTAGE MCHN REFILL		1,000.00	
	<u>100-5200-6012</u>		POSTAGE, SHIPPING & FR	POSTAGE MCHN REFILL	200.00	
	<u>100-5400-6012</u>		POSTAGE, SHIPPING & FR	POSTAGE MCHN REFILL	200.00	
	<u>277-5700-6012</u>		POSTAGE, SHIPPING & FRE	POSTAGE MCHN REFILL	200.00	
	<u>400-5300-6012</u>		POSTAGE, SHIPPING & FR	POSTAGE MCHN REFILL	200.00	
	<u>401-5300-6012</u>		POSTAGE/SHIPPING & FR	POSTAGE MCHN REFILL	200.00	
SEL01	SELECT BUSINESS SYSTEMS INC.	03/03/2020	Regular	0.00	30.00	53549
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>293980</u>	Invoice	03/02/2020	COPY MCHN SPPLS		10.00	
	<u>100-5700-6002</u>		PARTS SUPPLIES	COPY MCHN SPPLS	5.00	
	<u>400-5300-6002</u>		PARTS SUPPLIES	COPY MCHN SPPLS	5.00	
<u>294473</u>	Invoice	03/02/2020	COPY MCHN SPPLS		10.00	
	<u>401-5300-6002</u>		PARTS/ SUPPLIES	COPY MCHN SPPLS	10.00	
<u>294943</u>	Invoice	03/02/2020	COPY MCHN SPPLS		10.00	
	<u>277-5700-6545</u>		CONTRACTORS	COPY MCHN SPPLS	5.00	
	<u>400-5300-6002</u>		PARTS SUPPLIES	COPY MCHN SPPLS	5.00	
STA1E	STATE OF CALIFORNIA	03/03/2020	Regular	0.00	16,067.41	53550

Check Report

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>2004E57401</u>	Invoice	03/02/2020	1988 CA SAFE WATER BOND	0.00	16,067.41	
	<u>400-5300-9000</u>		DEBT SVC/PRINCIPAL		15,823.28	
	<u>400-5300-9001</u>		DEBT SVC-INT		244.13	
ID00	VANESSA A. EINERSON	03/03/2020	Regular	0.00	59.39	53551
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>16498</u>	Invoice	03/02/2020	ADMIN-GNRC CARDS	0.00	59.39	
	<u>100-5100-6000</u>		OFFICE SUPPLIES		59.39	
VER08	VERIZON WIRELESS	03/03/2020	Regular	0.00	1,049.70	53552
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>9847834929</u>	Invoice	03/02/2020	CELL PHONE SVCS 1/20	0.00	1,049.70	
	<u>100-5100-6510</u>		TELEPHONE/DATA/PAGER		253.05	
	<u>100-5200-6510</u>		TELEPHONE/DATA/PAGER		108.02	
	<u>100-5400-6510</u>		TELEPHONE/DATA/PAGER		54.26	
	<u>100-5410-6510</u>		TELEPHONE/DATA/PAGER		54.26	
	<u>100-5420-6510</u>		CE TELEPHONE/DATA/PA		54.26	
	<u>400-5600-6510</u>		TELEPHONE/DATA/PAGER		255.05	
	<u>401-5600-6510</u>		TELEPHONE/DATA/PAGER		270.80	
WCP01	WELL, A PROJECT OF COMMUNITY PARTNERS	03/03/2020	Regular	0.00	650.00	53553
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>MARCH 20-21 C</u>	Invoice	03/02/2020	WELL 2020 ANNUAL CONF	0.00	650.00	
	<u>100-5100-6503</u>		TRAVEL, MEETINGS & TR		325.00	
	<u>100-5100-6503</u>		TRAVEL, MEETINGS & TR		325.00	
A-C00	A-C ELECTRIC COMPANY	03/05/2020	Regular	0.00	2,091.69	53554
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>48388</u>	Invoice	03/04/2020	TRAFFIC SIGNAL REPAIRS	0.00	1,299.69	
	<u>200-5600-6520</u>		PROFESSIONAL SERVICES/		1,299.69	
<u>50063</u>	Invoice	03/04/2020	WWTP REPAIRS	0.00	792.00	
	<u>401-5600-6520</u>		PROFESSIONAL SERVICES		792.00	
ALT01	ALTA MONTCLAIR/EBSA	03/05/2020	Regular	0.00	200.00	53555
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>02/01-2/14</u>	Invoice	03/04/2020	457 DEFERRED COMP 2/20	0.00	100.00	
	<u>100-22210</u>		457 DEFERRED COMPENS		100.00	
<u>1/18-1/31</u>	Invoice	03/04/2020	457 DEFERRED COMP 2/6	0.00	100.00	
	<u>100-22210</u>		457 DEFERRED COMPENS		100.00	
ASI01	ASI	03/05/2020	Regular	0.00	1,709.03	53556
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>3-MARCH -20</u>	Invoice	03/05/2020	MEDICAL CARD FUNDING	0.00	1,709.03	
	<u>100-5200-5011</u>		INSURANCE-MED,DEN,VIS		178.83	
	<u>100-5400-5011</u>		INSURANCE-MED,DEN,VIS		93.46	
	<u>269-6303-5011</u>		INSURANCE-MED,DEN,VIS		1,161.80	
	<u>273-6200-5011</u>		INSURANCE-MED,DEN,VIS		96.12	
	<u>400-5200-5011</u>		INSURANCE MED, DEN, VI		178.82	
EDG01	EDGAR MARTINEZ	03/05/2020	Regular	0.00	226.85	53557

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>03/03/2020</u>	Invoice	03/04/2020	TRAINING DRE	0.00	226.85	
	<u>100-5400-6503</u>	TRAVEL, MEETINGS & TR	TRAINING DRE		226.85	
FRE04	FRESNO POLICE DEPARTMENT-RTC	03/05/2020	Regular	0.00	406.00	53558
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>6167</u>	Invoice	03/04/2020	PRSHBE SKILLS TRAINING	0.00	406.00	
	<u>100-5400-6503</u>	TRAVEL, MEETINGS & TR	PRSHBE SKILLS TRAINING		406.00	
RUE02	JESSE RUELAS	03/05/2020	Regular	0.00	95.93	53559
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>03/3/2020</u>	Invoice	03/04/2020	TRAINING PER DIEM	0.00	95.93	
	<u>100-5400-6503</u>	TRAVEL, MEETINGS & TR	TRAINING PRSHBL SKLLS		95.93	
SAN12	JESSE SANDOVAL	03/05/2020	Regular	0.00	365.00	53560
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>3/14/20</u>	Invoice	03/04/2020	CC RENTAL DEP REIM	0.00	365.00	
	<u>100-23101</u>	COMMUNITY CENTER RE	CC RENTAL DEP REIM		400.00	
	<u>100-5617-45200</u>	COMMUNITY CENTER RE	CANCELLATION FEE		-35.00	
MET01	METRO UNIFORM & ACCESSORIES	03/05/2020	Regular	0.00	459.49	53561
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>207675</u>	Invoice	03/04/2020	MENDEZ UNIFORM	0.00	57.17	
	<u>100-5400-5013</u>	UNIFORM	MENDEZ UNIFORM		57.17	
<u>207765</u>	Invoice	03/04/2020	VOLUNTEER SHIRT	0.00	57.17	
	<u>100-5400-5013</u>	UNIFORM	VOLUNTEER SHIRT		57.17	
<u>207829</u>	Invoice	03/04/2020	DUTY HOLSTER	0.00	150.90	
	<u>100-5400-5013</u>	UNIFORM	DUTY HOLSTER		150.90	
<u>207981</u>	Invoice	03/04/2020	LOCK BATON AND HOLDER	0.00	194.25	
	<u>100-5400-5013</u>	UNIFORM	LOCK BATON AND HOLDER		194.25	
OVE01	OVERHEAD TECHNOLOGY, INC.	03/05/2020	Regular	0.00	392.00	53562
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>704682</u>	Invoice	03/04/2020	MLS ANNUAL INSPECTION	0.00	392.00	
	<u>401-5600-6520</u>	PROFESSIONAL SERVICES	MLS ANNUAL INSPECTION		392.00	
PPA02	PARLIER POLICE ASSO.	03/05/2020	Regular	0.00	4,800.00	53563
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>1/20</u>	Invoice	03/04/2020	PPOA DUES 1/20	0.00	2,400.00	
	<u>100-22196</u>	PPOA DUES WITHHELD	PD DATE 1-09		1,200.00	
	<u>100-22196</u>	PPOA DUES WITHHELD	PD DATE 1-23		1,200.00	
<u>2-20</u>	Invoice	03/04/2020	PPOA DUES 2-20	0.00	2,400.00	
	<u>100-22196</u>	PPOA DUES WITHHELD	PPOA DATE 2-06		1,200.00	
	<u>100-22196</u>	PPOA DUES WITHHELD	PPOA DATE 2-06		1,200.00	
PWD01	PRE-SORT CENTER OF STOCKTON, INC	03/05/2020	Regular	0.00	269.94	53564
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>410071741</u>	Invoice	03/04/2020	ADMIN CITATION	0.00	269.94	
	<u>100-5400-6002</u>	PARTS SUPPLIES	ADMIN CITATION		269.94	
RIP01	REEDLEY IRRIGATION & SUPP	03/05/2020	Regular	0.00	29.70	53565

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>RIS-POS02-18693</u>	Invoice	03/04/2020	PARKS PARTS	0.00	29.70	
	<u>100-5610-6002</u>		PARTS & SUPPLIES		29.70	
REN02	RENT A TOILET	03/05/2020	Regular	0.00	165.00	53566
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>17065</u>	Invoice	03/04/2020	PARK SVCS 3/20	0.00	165.00	
	<u>100-5600-6520</u>		PROFESSIONAL SERVICES/		165.00	
			PARK SVCS 3/20			
SPA00	SPARKLETTES	03/05/2020	Regular	0.00	55.03	53567
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>15306726022020</u>	Invoice	03/04/2020	PD WATER	0.00	55.03	
	<u>100-5400-6002</u>		PARTS SUPPLIES		55.03	
			PD WATER			
STA04	STATE FOODS SUPERMARKET	03/05/2020	Regular	0.00	930.03	53568
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>2/24/20</u>	Invoice	03/04/2020	PA MEAL SUPPLIES	0.00	227.52	
	<u>269-6303-6504</u>		FOOD SERVICES		227.52	
<u>2/25/20</u>	Invoice	03/04/2020	PA MEAL SUPPLIES	0.00	243.56	
	<u>269-6303-6504</u>		FOOD SERVICES		243.56	
<u>2/26/20</u>	Invoice	03/04/2020	PA MEAL SUPPLIES	0.00	216.23	
	<u>269-6303-6504</u>		FOOD SERVICES		216.23	
<u>2/27/20</u>	Invoice	03/04/2020	PA MEAL SUPPLIES	0.00	242.72	
	<u>269-6303-6504</u>		FOOD SERVICES		242.72	
SUR03	SURVEILLANCE INTEGRATION	03/05/2020	Regular	0.00	3,293.18	53569
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>7312</u>	Invoice	03/04/2020	CAMERA INSTALLATION	0.00	3,293.18	
	<u>102-5400-6520</u>		PROFESSIONAL SERVICES/		3,293.18	
			CAMERA INSTALLATION			
SYS00	SYSO OF CENTRAL CALIFORNIA	03/05/2020	Regular	0.00	583.84	53570
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>284353817</u>	Invoice	03/04/2020	MEAL/KITCHEN SPPLS	0.00	583.84	
	<u>269-6303-6504</u>		FOOD SERVICES		583.84	
			MEAL/KITCHEN SPPLS			
THE05	THE OFFICE CITY	03/05/2020	Regular	0.00	112.43	53571
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>1628456</u>	Invoice	03/04/2020	SUPPLIES	0.00	56.62	
	<u>100-5420-6000</u>		CE OFFICE SUPPLIES		56.62	
<u>162877</u>	Invoice	03/04/2020	AIR DUSTER	0.00	25.60	
	<u>100-5400-6000</u>		OFFICE SUPPLIES		25.60	
<u>1628874</u>	Invoice	03/04/2020	KEY REPLACEMENT	0.00	30.21	
	<u>100-5400-6000</u>		OFFICE SUPPLIES		30.21	
			KEY REPLACEMENT			
WIL06	WILLDAN ENGINEERING	03/05/2020	Regular	0.00	220.00	53572
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>331693</u>	Invoice	03/04/2020	SERVICES 2020-01-31	0.00	220.00	
	<u>100-5700-6520</u>		PROFESSIONAL SERVICES/		220.00	
			SERVICES 2020-01-31			
BEL03	ALMA M. BELTRAN	03/06/2020	Regular	0.00	550.00	53573

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
03-02-20 TO 03-	Invoice	03/06/2020	PER DIEM 5 DAYS	0.00	550.00	
	100-5100-6503		TRAVEL, MEETINGS & TR		550.00	
FAS00	FASTENAL COMPANY	03/06/2020	Regular	0.00	233.14	53574
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
CAREE44273	Invoice	03/06/2020	WWTP SUPPLIES	0.00	227.47	
	401-5600-6002		PARTS SUPPLIES		227.47	
CAREE44276	Credit Memo	03/06/2020	WWTP SUPPLIES	0.00	-198.18	
	401-5600-6002		PARTS SUPPLIES		-198.18	
CAREE44277	Invoice	03/06/2020	WWTP SUPPLIES	0.00	203.85	
	401-5600-6002		PARTS SUPPLIES		203.85	
GRA01	GRANTED SOLUTIONS	03/06/2020	Regular	0.00	5,599.90	53575
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1736	Invoice	03/06/2020	COMM DEV 2/17/20- 2/29/20	0.00	5,599.90	
	100-5610-6002		PARTS & SUPPLIES		642.45	
	100-5700-6520		PROFESSIONAL SERVICES/		4,957.45	
GRA01	GRANTED SOLUTIONS	03/06/2020	Regular	0.00	5,516.82	53576
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1735	Invoice	03/06/2020	ADMIN 02/17/20-02/29/20	0.00	5,516.82	
	100-5200-6520		PROFESSIONAL SERVICES/		1,103.37	
	100-5700-6520		PROFESSIONAL SERVICES/		1,103.36	
	400-5300-6520		PROFESSIONAL SERVICES/		1,103.37	
	400-5600-6520		PROFESSIONAL SERVICES/		1,103.36	
	602-8100-6520		PROFESSIONAL SERVICES/		1,103.36	
MID06	MID VALLEY PUBLISHING	03/06/2020	Regular	0.00	778.00	53577
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0317093-IN	Invoice	03/06/2020	ACCOUNT TECH I AD	0.00	48.00	
	400-5300-6500		ORDINANCE & PUBLISHIN		24.00	
	401-5300-6500		ORDINANCE & PUBLISHIN		24.00	
0317190-IN	Invoice	03/06/2020	PUBLIC HEARING	0.00	90.00	
	100-5200-6520		PROFESSIONAL SERVICES/		90.00	
0318173-IN	Invoice	03/06/2020	PUBLIC HEARING MANN	0.00	640.00	
	226-5600-6520		PROFESSIONAL SERVICES/		640.00	
MOU01	MOUNTAIN VALLEY ENVIRONMENTAL SVCS INC	03/06/2020	Regular	0.00	5,050.36	53578
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2163	Invoice	03/06/2020	BACKFLOW TEST 2019	0.00	2,750.00	
	400-5600-6520		PROFESSIONAL SERVICES/		2,750.00	
2205	Invoice	03/06/2020	BACKFLOW 2020 1ST QR	0.00	1,787.50	
	400-5600-6520		PROFESSIONAL SERVICES/		1,787.50	
FC-191	Invoice	03/06/2020	FINANCE CHARGE	0.00	512.86	
	400-5600-6520		PROFESSIONAL SERVICES/		512.86	
ABI10	ABILITY ANSWERING SERV.	03/10/2020	Regular	0.00	107.14	53579
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4345-3-20	Invoice	03/09/2020	ANSWERING SVCS 3/20	0.00	107.14	
	400-5600-6510		TELEPHONE/DATA/PAGER		107.14	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
ADP00	ADP, INC.	03/10/2020	Regular	0.00	2,683.80	53580
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
553323330	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	03/10/2020	T&A /PAYROLL SVCS 2/20	0.00	2,683.80	
	100-5100-6520		PROFESSIONAL SERVICES/		200.28	
	100-5200-6520		PROFESSIONAL SERVICES/		80.11	
	100-5400-6520		PROFESSIONAL SERVICES/		881.25	
	100-5610-6520		PROFESSIONAL SERVICES/		80.11	
	100-5615-6520		PROFESSIONAL SERVICES/		40.06	
	100-5617-6520		PROFESSIONAL SERVICES/		80.11	
	100-5620-6520		PROFESSIONAL SERVICES/		80.11	
	102-5400-6520		PROFESSIONAL SERVICES/		120.17	
	203-5600-6520		PROFESSIONAL SERVICES/		40.06	
	206-5600-6520		PROFESSIONAL SERVICES/		40.06	
	213-5600-6520		PROFESSIONAL SERVICES/		40.06	
	269-6303-6520		PROFESSIONAL SERVICES/		40.06	
	400-5300-6520		PROFESSIONAL SERVICES/		480.69	
	400-5600-6520		PROFESSIONAL SERVICES/		120.17	
	401-5300-6520		PROFESSIONAL SERVICES/		80.11	
	401-5600-6520		PROFESSIONAL SERVICES/		120.17	
	402-5300-6520		PROFESSIONAL SERVICES/		80.11	
	602-8100-6520		PROFESSIONAL SERVICES/		80.11	
			PROFESSIONAL SERVICES/		40.06	
	Void	03/10/2020	Regular	0.00	0.00	53581
ASI01	ASI	03/10/2020	Regular	0.00	720.00	53582
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
175707	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	03/09/2020	HRA ADMIN FEE 3-20	0.00	720.00	
	100-5100-6520		PROFESSIONAL SERVICES/		24.83	
	100-5200-6520		PROFESSIONAL SERVICES/		24.83	
	100-5400-6520		PROFESSIONAL SERVICES/		248.28	
	100-5617-6520		PROFESSIONAL SERVICES/		24.83	
	102-5400-6520		PROFESSIONAL SERVICES/		24.83	
	269-6303-6520		PROFESSIONAL SERVICES/		24.83	
	273-6200-6520		PROFESSIONAL SERVICES/		273.10	
	400-5300-6520		PROFESSIONAL SERVICES/		24.81	
	400-5600-6520		PROFESSIONAL SERVICES/		24.83	
			PROFESSIONAL SERVICES/		49.66	
		03/10/2020	Regular	0.00	6,150.00	53583
CEN13	CENTRAL VALLEY SWEEPING	03/10/2020	Regular	0.00	6,150.00	53583
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
2019-18266	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	03/09/2020	SWEEPING SVCS 2/20	0.00	6,150.00	
	200-5600-6520		PROFESSIONAL SERVICES/		6,150.00	
			SWEEPING SVCS 2/20		6,150.00	
		03/10/2020	Regular	0.00	950.00	53584
REE01	EDDIE C. REED	03/10/2020	Regular	0.00	950.00	53584
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
4384	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	03/09/2020	POOL SVCS 02/20	0.00	950.00	
	100-5610-6520		PROFESSIONAL SERVICES/		250.00	
	100-5615-6520		PROFESSIONAL SERVICES/		700.00	
			POOL SVCS 02/20		700.00	
		03/10/2020	Regular	0.00	550.00	53585
VAL03	MATTHEW STACY KNIFFIN	03/10/2020	Regular	0.00	550.00	53585
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
7296	Account Number	Account Name	Item Description	Distribution Amount		
	Invoice	03/09/2020	PD SVCS 2/20	0.00	50.00	
	100-5400-6520		PROFESSIONAL SERVICES/		50.00	
	7297	Invoice	TC SVCS 2/20	0.00	50.00	
	100-5620-6520		PROFESSIONAL SERVICES/		50.00	
	7298	Invoice	PA SVCS 2/20	0.00	50.00	
	269-6303-6520		PROFESSIONAL SERVICES/		50.00	
			PA SVCS 2/20		50.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<u>7299</u>	Invoice	03/09/2020	CC1 SVCS 2/20	0.00	50.00	
	<u>100-5620-6520</u>		PROFESSIONAL SERVICES/		50.00	
<u>7300</u>	Invoice	03/09/2020	CC2 SVCS 2/20	0.00	50.00	
	<u>100-5620-6520</u>		PROFESSIONAL SERVICES/		50.00	
<u>7301</u>	Invoice	03/09/2020	CC SVCS 2/20	0.00	50.00	
	<u>100-5618-6520</u>		PROFESSIONAL SERVICES		50.00	
<u>7302</u>	Invoice	03/09/2020	CH SVCS 2/20	0.00	50.00	
	<u>100-5620-6520</u>		PROFESSIONAL SERVICES/		50.00	
<u>7303</u>	Invoice	03/09/2020	CC SVCS 2/20	0.00	50.00	
	<u>100-5617-6520</u>		PROFESSIONAL SERVICES/		50.00	
<u>7304</u>	Invoice	03/09/2020	SC SVCS 2/20	0.00	50.00	
	<u>100-5615-6520</u>		PROFESSIONAL SERVICES/		50.00	
<u>7305</u>	Invoice	03/09/2020	PW SVCS 2/20	0.00	50.00	
	<u>400-5600-6520</u>		PROFESSIONAL SERVICES/		50.00	
<u>7307</u>	Invoice	03/09/2020	WWTP SVCS 2/20	0.00	50.00	
	<u>401-5600-6520</u>		PROFESSIONAL SERVICES		50.00	
P.G01	PACIFIC GAS & ELECTRIC	03/10/2020	Regular	0.00	643.86	53586
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>19391-1-2-20</u>	Invoice	03/09/2020	HP SVCS 2/20	0.00	643.86	
	<u>100-5610-6512</u>		ELECTRICITY		643.86	
PET01	PETTY CASH FUND	03/10/2020	Regular	0.00	452.51	53587
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>March 2020</u>	Invoice	03/10/2020	REPLENISH PETTY CASH	0.00	452.51	
	<u>100-5200-6012</u>		POSTAGE, SHIPPING & FR		2.80	
	<u>100-5200-6503</u>		TRAVEL, MEETINGS & TR		36.97	
	<u>100-5200-6503</u>		TRAVEL, MEETINGS & TR		10.12	
	<u>100-5200-6503</u>		TRAVEL, MEETINGS & TR		90.00	
	<u>100-5200-6503</u>		TRAVEL, MEETINGS & TR		11.42	
	<u>100-5200-6503</u>		TRAVEL, MEETINGS & TR		22.62	
	<u>100-5200-6537</u>		SPECIAL EVENT EXPENSE		129.01	
	<u>100-5200-6537</u>		SPECIAL EVENT EXPENSE		17.64	
	<u>100-5400-6503</u>		TRAVEL, MEETINGS & TR		12.37	
	<u>100-5615-6002</u>		PARTS SUPPLIES		9.82	
	<u>100-5615-6002</u>		PARTS SUPPLIES		28.69	
	<u>100-5615-6002</u>		PARTS SUPPLIES		1.93	
	<u>100-5617-6002</u>		PARTS SUPPLIES		30.82	
	<u>100-5617-6002</u>		PARTS SUPPLIES		5.40	
	<u>400-23100</u>		UTILITIES DEPOSIT LIABILI		8.05	
	<u>400-5300-6012</u>		POSTAGE, SHIPPING & FR		8.40	
	<u>400-5300-6503</u>		TRAVEL, MEETINGS & TR		26.45	
RHO01	**Void**	03/10/2020	Regular	0.00	0.00	53588
	RHODES INC.	03/10/2020	Regular	0.00	383.68	53589
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>24382</u>	Invoice	03/09/2020	FUEL	0.00	383.68	
	<u>401-5600-6011</u>		FUEL		383.68	
TEL03	TELEDYNE INSTRUMENTS, INC.	03/10/2020	Regular	0.00	221.69	53590
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
<u>12035</u>	Invoice	03/09/2020	WWTP PARTS	0.00	221.69	
	<u>401-5600-6002</u>		PARTS SUPPLIES		221.69	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
TOR26	TORRES FENCE CO.,INC.	03/10/2020	Regular	0.00	707.18	53591
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>0146686-IN</u>	Invoice	03/09/2020	WELL #8 REPAIRS	0.00	707.18	
	<u>400-5600-6520</u>		PROFESSIONAL SERVICES/		707.18	
			WELL #8 REPAIRS			
WIN02	WINSUPPLY OF FRESNO COUNTY CA	03/10/2020	Regular	0.00	4,929.74	53592
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>074944-00</u>	Invoice	03/09/2020	WELL 2A PARTS	0.00	4,929.74	
	<u>400-5600-6002</u>		PARTS & SUPPLIES		4,929.74	
			WELL 2A PARTS			
A&M00	A&M CONSULTING ENGINEERS	03/13/2020	Regular	0.00	3,495.00	53593
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>INV6112019</u>	Invoice	03/12/2020	219-022 GENERAL TCC	0.00	3,495.00	
	<u>100-5200-6520</u>		PROFESSIONAL SERVICES/		3,495.00	
			219-022 GENERAL TCC			
BELO3	ALMA M. BELTRAN	03/13/2020	Regular	0.00	580.70	53594
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>MARCH 27- 29</u>	Invoice	03/12/2020	WELL CONFERENCE	0.00	580.70	
	<u>100-5100-6503</u>		TRAVEL, MEETINGS & TR		330.00	
	<u>100-5100-6503</u>		TRAVEL, MEETINGS & TR		250.70	
BELO3	ALMA M. BELTRAN	03/13/2020	Regular	0.00	550.00	53595
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>03-09-20-03-13-2</u>	Invoice	03/12/2020	PER DIEM 5 DAYS	0.00	550.00	
	<u>100-5100-6503</u>		TRAVEL, MEETINGS & TR		550.00	
			PER DIEM 5 DAYS			
ASIO1	ASI	03/13/2020	Regular	0.00	197.68	53596
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>10-MAR-20</u>	Invoice	03/11/2020	2020 MEDICAL CARD FUNDING	0.00	197.68	
	<u>100-5400-5011</u>		INSURANCE-MED,DEN,VIS		107.68	
	<u>160-5400-5011</u>		INSURANCE-MED,DEN,VIS		90.00	
AUTO1	AUTO ZONE	03/13/2020	Regular	0.00	200.76	53597
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>3758101104</u>	Invoice	03/11/2020	#504 MAINT	0.00	35.01	
	<u>400-5600-6532</u>		VEHICLE MAINTENANCE		35.01	
<u>3758103429</u>	Invoice	03/11/2020	WELL #7 SUPPLIES	0.00	18.08	
	<u>400-5600-6002</u>		PARTS & SUPPLIES		18.08	
<u>3758105017</u>	Invoice	03/11/2020	#512 MAINT	0.00	147.67	
	<u>400-5600-6532</u>		VEHICLE MAINTENANCE		147.67	
BAN01	BANKCARD CENTER	03/13/2020	Regular	0.00	3,938.58	53598
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>0062-3854-FEB</u>	Invoice	03/13/2020	CC EXPENSES FEB	0.00	1,021.90	
	<u>100-5610-6002</u>		PARTS & SUPPLIES		53.95	
	<u>100-5610-6002</u>		PARTS & SUPPLIES		340.05	
	<u>100-5610-6002</u>		PARTS & SUPPLIES		269.93	
	<u>200-5600-6002</u>		PARTS & SUPPLIES		45.49	
	<u>400-5600-6000</u>		OFFICE SUPPLIES - P.W.		93.47	
	<u>400-5600-6002</u>		PARTS & SUPPLIES		143.30	
	<u>401-5600-6002</u>		PARTS SUPPLIES		75.71	
<u>0135-7676-FEB</u>	Invoice	03/13/2020	CC EXPENSES FEB	0.00	2,916.68	

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Date Range: 03/01/2020 - 03/13/2020

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-5100-6000</u>	OFFICE SUPPLIES	WATER		27.67	
	<u>100-5100-6501</u>	MEMBERSHIP DUES	MEMBERSHIP-A.BELTRAN		100.00	
	<u>100-5100-6501</u>	MEMBERSHIP DUES	MMBRSH-P. RODRIGUEZ		50.00	
	<u>100-5100-6503</u>	TRAVEL, MEETINGS & TR	ICSC TRAVEL A. BELTRAN		680.00	
	<u>100-5200-6000</u>	OFFICE SUPPLIES	SUPPLIES		110.10	
	<u>100-5200-6500</u>	ORDINANCE & PUBLISHIN	PN HEARING 2.12.20		330.60	
	<u>100-5200-6500</u>	ORDINANCE & PUBLISHIN	PN HEARING 2.12.20		-330.60	
	<u>100-5200-6501</u>	MEMBERSHIP DUES	MEMBERSHIP-S.HALL		50.00	
	<u>100-5200-6503</u>	TRAVEL, MEETINGS & TR	ICSC TRAVEL S. HALL		680.00	
	<u>400-5300-6000</u>	OFFICE SUPPLIES - FIN	AP CHECKS		180.00	
	<u>400-5600-6000</u>	OFFICE SUPPLIES - P.W.	SUPPLIES		10.00	
	<u>400-5600-6503</u>	TRAVEL, MEETINGS & TR	PW CONFERENCE		312.50	
	<u>400-5600-6510</u>	TELEPHONE/DATA/PAGER	TMOBILE PAYMENT		188.00	
	<u>401-5300-6000</u>	OFFICE SUPPLIES	AP CHECKS		180.00	
	<u>401-5600-6000</u>	OFFICE SUPPLIES	SUPPLIES		10.00	
	<u>401-5600-6503</u>	TRAVEL, MEETINGS & TR	PW CONFERENCE		312.50	
	<u>402-5600-6000</u>	OFFICE SUPPLIES	SUPPLIES		25.91	

	Void	03/13/2020	Regular	0.00	0.00	53599
BCT01	BCT CONSULTING, INC.	03/13/2020	Regular	0.00	1,210.00	53600

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>230-03012020-3</u>	Invoice	03/13/2020	ALL FACS PHONE SVCS 3/20		0.00	1,210.00
	<u>100-5200-6510</u>		TELEPHONE/DATA/PAGER	ALL FACS PHONE SVCS 3/20		101.25
	<u>100-5400-6510</u>		TELEPHONE/DATA/PAGER	ALL FACS PHONE SVCS 3/20		576.25
	<u>100-5615-6510</u>		TELEPHONE/DATA/PAGER	ALL FACS PHONE SVCS 3/20		26.25
	<u>100-5700-6510</u>		TELEPHONE/DATA/PAGER	ALL FACS PHONE SVCS 3/20		51.25
	<u>269-6303-6510</u>		TELEPHONE/DATA/PAGER	ALL FACS PHONE SVCS 3/20		151.25
	<u>277-5700-6545</u>		CONTRACTORS	ALL FACS PHONE SVCS 3/20		76.25
	<u>400-5300-6510</u>		TELEPHONE/DATA & PAG	ALL FACS PHONE SVCS 3/20		88.13
	<u>400-5600-6510</u>		TELEPHONE/DATA/PAGER	ALL FACS PHONE SVCS 3/20		25.63
	<u>401-5300-6510</u>		TELEPHONE/ DATA/PAGE	ALL FACS PHONE SVCS 3/20		88.12
	<u>401-5600-6510</u>		TELEPHONE/DATA/PAGER	ALL FACS PHONE SVCS 3/20		25.62

BES04	BESST INC.	03/13/2020	Regular	0.00	8,060.00	53601
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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>CoP031020</u>	Invoice	03/12/2020	WELL 2A REHAB INV.		0.00	8,060.00
	<u>400-5600-6520</u>		PROFESSIONAL SERVICES/	WELL 2A REHAB INV.		8,060.00

CAR03	CARDENAS, DEMETRIA B.	03/13/2020	Regular	0.00	87.30	53602
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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>3/5/2020</u>	Invoice	03/13/2020	DOLLAR TREE SUPPLIES		0.00	87.30
	<u>269-6303-6540</u>		MISCELLANEOUS EXPENS	DOLLAR TREE SUPPLIES		87.30

CIT22	CITY OF PARLIER	03/13/2020	Regular	0.00	404.38	53603
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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>800-8000-2-20</u>	Invoice	03/13/2020	PA WATER BILL 1/3 - 2/3		0.00	404.38
	<u>269-6303-6514</u>		UTILITIES - WATER	PA WATER BILL 1/3 - 2/3		404.38

GRO01	FERGUSON ENTERPRISES INC.	03/13/2020	Regular	0.00	719.37	53604
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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
<u>1531976</u>	Invoice	03/12/2020	WELL #8 PARTS		0.00	214.14
	<u>400-5600-6002</u>		PARTS & SUPPLIES	WELL #8 PARTS		214.14
<u>1531976-1</u>	Invoice	03/12/2020	WELL #8 PARTS		0.00	505.23
	<u>400-5600-6002</u>		PARTS & SUPPLIES	WELL #8 PARTS		505.23

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
GRA04	GRAINGER, INC.	03/13/2020	Regular	0.00	1,183.39	53605
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>9455576992</u>	Invoice	03/11/2020	FIRE HYDRANTS PARTS	0.00	1,183.39	
	<u>400-5600-6002</u>		PARTS & SUPPLIES		1,183.39	
HEA01	HEALTHWISE SERVICES, LLC	03/13/2020	Regular	0.00	400.00	53606
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>0000063214</u>	Invoice	03/13/2020	SHARPS SVCS 2/20	0.00	400.00	
	<u>100-5200-6520</u>		PROFESSIONAL SERVICES/		200.00	
	<u>100-5615-6520</u>		PROFESSIONAL SERVICES/		200.00	
T&J01	JOSE M. SILVA	03/13/2020	Regular	0.00	1,515.82	53607
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>2-2020</u>	Invoice	03/11/2020	FUEL 2/20	0.00	1,515.82	
	<u>100-5620-6011</u>		FUEL - REC.		76.98	
	<u>400-5600-6011</u>		FUEL		978.57	
	<u>401-5600-6011</u>		FUEL		460.27	
OFF01	OFFICE DEPOT	03/13/2020	Regular	0.00	93.45	53608
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>445287891001</u>	Invoice	03/11/2020	SUPPLIES	0.00	12.92	
	<u>401-5300-6000</u>		OFFICE SUPPLIES		12.92	
<u>447116451001</u>	Credit Memo	03/11/2020	SUPPLIES	0.00	-24.82	
	<u>400-5300-6000</u>		OFFICE SUPPLIES - FIN		-24.82	
<u>448566987001</u>	Invoice	03/13/2020	COMM CLEANUP SUPPLIES	0.00	45.28	
	<u>400-5300-6000</u>		OFFICE SUPPLIES - FIN		45.28	
<u>451541343001</u>	Invoice	03/11/2020	SUPPLIES	0.00	60.07	
	<u>400-5300-6000</u>		OFFICE SUPPLIES - FIN		30.03	
	<u>401-5300-6000</u>		OFFICE SUPPLIES		30.04	
RIP01	REEDLEY IRRIGATION & SUPP	03/13/2020	Regular	0.00	83.95	53609
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>RIS-POS02-18668</u>	Invoice	03/11/2020	VP PARTS	0.00	76.29	
	<u>100-5610-6002</u>		PARTS & SUPPLIES		76.29	
<u>RIS-POS03-9489</u>	Invoice	03/11/2020	VP PARTS	0.00	7.66	
	<u>100-5610-6002</u>		PARTS & SUPPLIES		7.66	
RSG01	RSG, INC.	03/13/2020	Regular	0.00	2,753.75	53610
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>1005609-1</u>	Invoice	03/11/2020	SUCCESSOR AG SVCS 12-19	0.00	2,588.75	
	<u>602-8100-6542</u>		CONTRACT SERVICES		2,588.75	
<u>1005917</u>	Invoice	03/11/2020	SUCCESSOR AG SVCS 2-20	0.00	165.00	
	<u>602-8100-6542</u>		CONTRACT SERVICES		165.00	
SO 01	THE GAS CO.	03/13/2020	Regular	0.00	1,449.64	53611
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>40818-2-20</u>	Invoice	03/13/2020	CC SVCS 2/20	0.00	318.99	
	<u>100-5618-6513</u>		GAS		318.99	
<u>60374-2-20</u>	Invoice	03/13/2020	PA SVCS 2/20	0.00	163.83	
	<u>269-6303-6513</u>		GAS		163.83	
<u>64009-2-20</u>	Invoice	03/13/2020	PD SVCS 2/20	0.00	132.22	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	<u>100-5400-6513</u>	GAS	PD SVCS 2/20		132.22	
<u>69006-2-20</u>	Invoice	03/13/2020	CH CC SVCS 2/20	0.00	611.59	
	<u>100-5617-6513</u>	GAS	CH CC SVCS 2/20		611.59	
<u>70525-2-20</u>	Invoice	03/13/2020	SC SVCS 2/20	0.00	137.21	
	<u>100-5615-6513</u>	GAS	SC SVCS 2/20		137.21	
<u>73229-2-20</u>	Invoice	03/13/2020	TC SVCS 2/20	0.00	49.80	
	<u>100-5620-6513</u>	GAS	TC SVCS 2/20		49.80	
<u>73791-2-20</u>	Invoice	03/13/2020	CC2 SVCS 2/20	0.00	14.44	
	<u>100-5620-6513</u>	GAS	CC2 SVCS 2/20		14.44	
<u>73985-2-20</u>	Invoice	03/13/2020	CC1 SVCS 2/20	0.00	21.56	
	<u>100-5620-6513</u>	GAS	CC1 SVCS 2/20		21.56	
UNU00	UNUM LIFE INSURANCE CO.	03/13/2020	Regular	0.00	126.59	53612
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>0609032-001-4/2</u>	Invoice	03/11/2020	SHORT TERM DIS. 4-20	0.00	126.59	
	<u>100-5200-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		4.60	
	<u>100-5400-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		46.03	
	<u>100-5615-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		2.30	
	<u>100-5617-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		3.45	
	<u>100-5620-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		3.45	
	<u>102-5400-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		6.90	
	<u>269-6303-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		27.62	
	<u>273-6200-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		2.30	
	<u>277-5400-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		2.30	
	<u>400-5300-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		5.76	
	<u>400-5600-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		8.06	
	<u>401-5300-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		5.77	
	<u>401-5600-5014</u>	LIFE, LTD & STD	SHORT TERM DIS. 4-20		8.05	
ASI01	ASI	03/02/2020	Bank Draft	0.00	3,107.19	DFT0000357
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>3/02/2020</u>	Invoice	03/05/2020	MEDICAL CARD FUNDING	0.00	3,107.19	
	<u>100-5400-5011</u>	INSURANCE-MED,DEN,VIS	MEDICAL CARD FUNDING		178.79	
	<u>400-5300-5011</u>	INSURANCE- MED, DEN. V	MEDICAL CARD FUNDING		586.00	
	<u>400-5600-5011</u>	INSURANCE- MED, DEN, V	MEDICAL CARD FUNDING		731.70	
	<u>401-5300-5011</u>	INSURANCE-MED,DEN,VIS	MEDICAL CARD FUNDING		586.00	
	<u>401-5600-5011</u>	INSURANCE-MED,DEN,VIS	MEDICAL CARD FUNDING		731.70	
	<u>402-5300-5011</u>	INSURANCE-MED, DEN,VI	MEDICAL CARD FUNDING		293.00	
PER01	CALPERS	03/10/2020	Bank Draft	0.00	17,029.23	DFT0000358

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>2/15 - 2/28</u>	Invoice	03/09/2020	PERS CONTRIBUTIONS	0.00	17,029.23	
	<u>100-22104</u>	PERS PAYABLE	EMPLOYEES' PORTION		7,996.36	
	<u>100-5200-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		94.29	
	<u>100-5400-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		3,395.24	
	<u>100-5610-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		40.33	
	<u>100-5610-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		83.15	
	<u>100-5617-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		90.78	
	<u>100-5620-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		90.79	
	<u>102-5400-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		661.89	
	<u>160-5400-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		501.81	
	<u>203-5600-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		106.75	
	<u>206-5600-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		106.75	
	<u>213-5600-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		89.20	
	<u>269-6303-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		1,181.66	
	<u>273-6200-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		318.05	
	<u>277-5400-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		231.66	
	<u>400-5200-5010</u>	PERS PENSION	PERS CONTRIBUTIONS		94.43	
	<u>400-5300-5010</u>	PERS PENSION	PERS CONTRIBUTIONS		376.52	
	<u>400-5600-5010</u>	PERS PENSION	PERS CONTRIBUTIONS		462.28	
	<u>401-5200-5010</u>	PERS PENSION	PERS CONTRIBUTIONS		94.43	
	<u>401-5300-5010</u>	PERS PENSION	PERS CONTRIBUTIONS		376.52	
	<u>401-5600-5010</u>	PERS PENSION	PERS CONTRIBUTIONS		386.53	
	<u>402-5300-5010</u>	PERS PENSION	PERS CONTRIBUTIONS		188.26	
	<u>602-8100-5010</u>	PERS-PENSION	PERS CONTRIBUTIONS		61.55	
PER01	CALPERS	03/09/2020	Bank Draft	0.00	361.44	DFT0000359
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>15967414</u>	Invoice	03/09/2020	UA MISC PEPRA 3-20	0.00	361.44	
	<u>400-5300-5010</u>	PERS PENSION	UA MISCPEPRA 3-20		90.36	
	<u>400-5600-5010</u>	PERS PENSION	UA MISCPEPRA 3-20		90.36	
	<u>401-5300-5010</u>	PERS PENSION	UA MISCPEPRA 3-20		90.36	
	<u>401-5600-5010</u>	PERS PENSION	UA MISCPEPRA 3-20		90.36	
PER01	CALPERS	03/09/2020	Bank Draft	0.00	327.26	DFT0000360
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>15967405</u>	Invoice	03/09/2020	UA SAFETY PEPRA 3-20	0.00	327.26	
	<u>100-5400-5010</u>	PERS-PENSION	UA SAFETY PEPRA 3-20		327.26	
PER01	CALPERS	03/09/2020	Bank Draft	0.00	3,979.58	DFT0000361
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
<u>15967396</u>	Invoice	03/09/2020	UA SAFETY LIABILITY 3-20	0.00	3,979.58	
	<u>100-5400-5010</u>	PERS-PENSION	UA SAFETY LIABILITY 3-20		3,548.17	
	<u>160-5400-5010</u>	PERS-PENSION	UA SAFETY LIABILITY 3-20		431.41	
ASI01	ASI	03/11/2020	Bank Draft	0.00	834.58	DFT0000362

Check Report

Date Range: 03/01/2020 - 03/13/2020

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
<u>3/9/20</u>	Invoice	03/11/2020	MEDICAL CARD FUNDING	0.00	834.58	
<u>100-5400-5011</u>	INSURANCE-MED,DEN,VIS	MEDICAL CARD FUNDING			71.69	
<u>400-5300-5011</u>	INSURANCE- MED, DEN, V	MEDICAL CARD FUNDING			200.00	
<u>400-5600-5011</u>	INSURANCE- MED, DEN, V	MEDICAL CARD FUNDING			131.45	
<u>401-5300-5011</u>	INSURANCE-MED,DEN,VIS	MEDICAL CARD FUNDING			200.00	
<u>401-5600-5011</u>	INSURANCE-MED,DEN,VIS	MEDICAL CARD FUNDING			131.44	
<u>402-5300-5011</u>	INSURANCE-MED, DEN,VI	MEDICAL CARD FUNDING			100.00	

Bank Code APBNK Summary

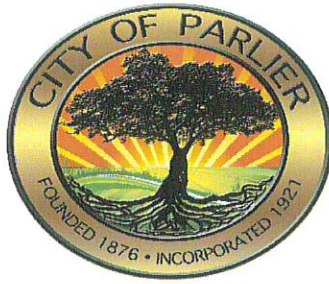
Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	124	68	0.00	105,348.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-584.37
Bank Drafts	6	6	0.00	25,639.28
EFT's	0	0	0.00	0.00
	130	82	0.00	130,403.86

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	124	68	0.00	105,348.95
Manual Checks	0	0	0.00	0.00
Volded Checks	0	8	0.00	-584.37
Bank Drafts	6	6	0.00	25,639.28
EFT's	0	0	0.00	0.00
	130	82	0.00	130,403.86

Fund Summary

Fund	Name	Period	Amount
999	POOL FUND	3/2020	130,403.86
			130,403.86



CITY COUNCIL OF PARLIER REGULAR MEETING

MINUTES

Thursday March 5, 2020

CALL TO ORDER/WELCOME:

The City Council Regular Meeting for the City of Parlier was held in the Council Chambers located at 1100 E. Parlier Avenue, Parlier, California 93648. Mayor Alma Beltran called the meeting to order at 6:30 p.m.

ROLL CALL:

Council Present: Mayor Alma M. Beltran, Mayor Pro-Tem Trinidad Pimentel, Councilwoman Diane Maldonado, Councilman Noe Rodriguez, City Clerk Dorothy Garza.

Staff Present: Police Chief Jose Garza, City Attorney Neal Costanzo, Executive Assistant/Deputy City Clerk/HR Bertha Augustine and City Administrator Sonia Hall

FLAG SALUTE: Mayor Alma M. Beltran

ADDITIONS/DELETIONS:

M/S/C: Motion to add item 11 Resolution 2020-11 to the Agenda by Rodriguez, 2nd by Maldonado, 4-0 and carried.

PRESENTATIONS/INFORMATIONAL:

1. Presentation, Review and Comment on Proposed Fiscal Year Budget 2019-2020.

Presentation was presented by the Finance Manager Felipa Tienda and Assistant Danny Jimenez they have put a budget together based on information they have. City Administrator Sonia Hall met with Department heads, lots of adjustments need to be done.

PUBLIC COMMENT:

At this time any citizen may address the City Council on matters not appearing on the agenda that are within the jurisdiction of the City of Parlier. Speakers shall limit their comments to three (3) minutes unless extended by the Mayor. Please begin your comments by stating your name and City of residence.

The City Council is prohibited by law from taking any action on matters discussed that are not on the agenda. No adverse conclusion should be drawn if the City Council does not respond to any particular public comment. The Council may refer the matter to the City Manager or staff or request that it be placed on a future agenda.

Humberto Gomez addressed the Council concerning the budget, but he will reserve his questions after he has reviewed the budget.

Rebecca Alvarez & Adan Ruiz reported to Council that her son Adan Ruiz was pulled over by Parlier Police and was treated badly. Wants an investigation out sourced and asking for Councils help.

CONSENT CALENDAR:

All Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of items appearing on the Consent Calendar unless requested to be removed for separate discussion and acted on by separate vote.

City Council:

2. Approved the Check Reports dated February 15, 2020 to February 28, 2020.
3. Approved and accepted the Minutes dated Regular February 06, 2020, Special February 06, 2020, February 13, 2020 and February 20, 2020. With the administrative correction on Resolution numbers.
4. Approved and waived all fees for the use of the Parlier Community Center by the Parlier Catholic Church Our Lady of Sorrows to conduct a baptism mass on May 9, 2020 from 11:00 am – 2:00 pm. Set up will be on May 8, 2020 5:00 pm – 8:00 pm.
5. Approved and waived all fees for the use of Veteran's Memorial Park by Parlier Cal Ripken for tee-ball, baseball, and softball season. March 2, 2020 and June 15, 2020.
6. Approved and Discounted all fees for the use of Earl Ruth Park by "Circo Toy Circus" from March 12-16, 2020.

M/S/C: Motion to approve items 2 thru 6 of the Consent Calendar by Pimentel, 2nd by Rodriguez, 4-0 and carried.

REGULAR BUSINESS:

7. **SUBJECT:** Consideration and Necessary Action on Public Hearing, Second Reading and Adoption of Ordinance Correcting Clerical Error in Repealing former Chapter 16 of Title 3 of the Parlier Municipal Code and Introduction and First Reading of Chapter 15 of Title 3 of the Parlier Municipal Code Reestablishing and renumbering the provisions of former Chapter 16 of Title 3 of the Parlier Municipal Code.

PUBLIC HEARING:

- a. Mayor Beltran opened the Public Hearing at 6:57 p.m.
- b. There was no Public input/testimony for or against.
- c. Mayor Beltran closed the Public Hearing at 6:57 p.m.

The City Council conducted a Public Hearing and waived Second Reading of Ordinance reenacting former Chapter 16 of Title 3 of the Parlier Municipal code and finding that presentation of repeal of the former Chapter 16 of Title 3 of the Parlier Municipal code to the voters was the result of a clerical error, fully corrected by this Ordinance.

M/S/C: Motion to conduct Public Hearing and waive second reading of the Ordinance Correcting Clerical Error in repeating former Chapter 16 of Title 3 of the Parlier Municipal Code Reestablishing and renumbering the provisions of former Chapter 16 of title 3 of the Parlier Municipal Code by Maldonado, 2nd by Rodriguez, 4-0 and carried.

8. **SUBJECT:** Consideration and Necessary Action on **Resolution 2020-09** of the City Council of the City of Parlier Adopting an updated Reimbursable Expense and/or Travel Policy.

The City Council approved Resolution No. 2020-09 A Resolution of the City Council of the City of Parlier Adopting an updated Travel and Expense Reimbursement Policy.

M/S/C: Motion to adopt Resolution 2020-09 by Pimentel, 2nd by Maldonado, 4-0 and carried.

9. **SUBJECT:** City Council to Consider Approval of a Conditional Use Permit for Rami Aljalhom.

The City Council adopted **Resolution No. 2020-10**, approving a conditional use permit for the operation of a smoke shop at 555 ½ J Street.

M/S/C: Motion to adopt Resolution 2020-10 by Rodriguez, 2nd by Pimentel, 4-0 and carried.

10. **SUBJECT:** Consideration and Necessary Action on Facility Rental Fees.

The Council directed staff on the Rental Fees.

M/S/C: Motion by Pimentel, 2nd by Rodriguez, 4-0 and carried.

11. **SUBJECT:** Consideration and Necessary Action to adopt **Resolution 2020-11** A Resolution of the City Council of the City of Parlier authorizing City administrator to Execute A Certificate of Acceptance of a Deed.

The Council adopted Resolution No. 2020-11, A Resolution of the City Council of the City of Parlier Authorizing City Administrator to Execute a Certificate of acceptance of a Deed.

M/S/C: Motion to adopt Resolution 2020-11 by Maldonado, 2nd by Rodriguez, 4-0 and carried.

BRIEF COMMENTS: COUNCIL COMMUNICATIONS/COMMENTS:

CITY ADMINISTRATOR – Sonia Hall	None.
CITY ATTORNEY – Neal Constanzo	None.
Chief of Police – Jose Garza	None.
CITY COUNCIL -	None.

PUBLIC COMMENT ON CLOSED SESSION

None.

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 SHALL LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

CLOSED SESSION: (7:24 p.m. thru 8:44 p.m.)

12. Public Employment Pursuant to Government Code §54957.

Title: Chief of Police

13. Public Employment Pursuant to Government Code §54957.

Title: City Administrator

14. Potential Litigation Pursuant to Government Code §54956.9.

Two (2) cases.

REPORT ON CLOSED SESSION

There was nothing to report.

ADJOURNMENT

Mayor Alma Beltran adjourned the meeting at 8:44 p.m.

Dorothy Garza – City Clerk

City Resolutions adopted – 2020-09,10 & 11.

City Ordinances adopted – None.

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 East Parlier Avenue, Parlier, CA during normal business hours. In addition, most documents are posted on the City's website at <http://parlier.ca.us>.



AGENDA ITEM: #4
MEETING DATE: 3/19/2020
DEPARTMENT: FINANCE

REPORT TO CITY COUNCIL

SUBJECT:

Consideration and approval for Michael Avila to utilize the Parlier Community Center for men's 18+ open recreational basketball.

RECOMMENDATION:

Staff recommends council authorize waiving all fees for the use of the Parlier Community Center from February 28, 2020 to December 31, 2020 for open recreational basketball on Sundays at 9am-1:00pm, Wednesdays at 5:30pm-9:00pm and Thursdays at 5:30pm-9:00pm.

BACKGROUND:

The men's group has previously used the Parlier Community Center for open rec basketball. They would appreciate the City's consideration in partnering with them to allow them to once again utilize the center.

Prepared By:
Angie Valencia

Approved By:



FACILITY RENTAL APPLICATION

Purpose/Type of Event: Basketball Rec Event Date: 2/28/20
Applicant Name: Michael Mila Phone Number: (559) 443-1802
Applicant Address: 2827 Moir Ave Estimated Attendance: _____
City: Sanger State: CA Zip Code: 93657
Alcohol Requested at Event: ☐ Sold ☐ Free ☐ No
Facility Requested: ☐ Community Center (500 Max) ☐ Senior Center (200 Max) (Only available upon approval)

	DATE	TIME BEGINS	TIME ENDS	TOTAL HRS
DECORATION/SETUP	Sundays	9:00	1:00	
EVENT	Weds	5:30	9:00	
KITCHEN USE	Thurs	5:30	9:00	
CLEANUP				

I agree to follow all rules, regulations and policies of the City of Parker during the use of the City of Parker facilities requested above. I understand that I am responsible for any, and all, repair costs for damages to the facility and surrounding areas. Denial of future use of any City of Parker facility for a period of two (2) years and/or forfeiture of deposit shall occur if I do not comply with any rule, regulation, policy or requirement. I understand that electrical power outlets are available at certain locations however; the City does not guarantee a supply of power at all times. I understand that the City of Parker will not be held responsible for items brought to this event, as requested in this application that becomes lost, stolen or damaged before, during or after the event. This is to include damage or loss due to any mechanical failure that may occur. I understand that as the responsible party, I assume all liability for myself and event participants, invitees, and other guests for any form of negligence that may arise from the consumption of alcohol by the event participants, invitees, and other guests. The City of Parker reserves the right to require that the facility user provide adequate liability insurance coverage for the City and the user against claims for money or damages. The City requires a Certificate of Liability Insurance showing that adequate coverage is in effect before the event can be held. The lessee shall save, keep and hold harmless the City of Parker, its officers, agents, employees, and volunteers from all damages, costs or expenses in law or equity that may at any time arise or be set up because of damages to property or personal injury received by reason or in the course of use which may be occasioned by any willful or negligent act or omissions of the lessee, any of the lessee's employees, or guests. The City of Parker will not be held liable for any accident, injury, loss, or damage.

I have read and understood the above mentioned.

Applicant Signature: [Signature] Date: 2-28-2020

FOR OFFICE USE ONLY



AGENDA ITEM: #5
MEETING DATE: 03/19/2020
DEPARTMENT: _____

REPORT TO CITY COUNCIL

SUBJECT:

Initiating Proceedings for the Annual Levy of Assessments for Landscape Maintenance and Lighting District No. 1.

RECOMMENDATION:

City Council adopt resolution Initiating Proceedings for the Annual Levy of Assessments for Landscape Maintenance and Lighting District No. 1 and authorize the City Engineer to file his annual report.

BACKGROUND:

The Landscape Maintenance and Lighting District No. 1 revenue pays for maintaining public landscaping and street lighting within areas throughout the city. All new developments are annexed into the district and charged an annual assessment that is collected with property taxes.

DISCUSSION:

This is the first of three actions by Council required by State law for the levy of the annual assessments. The City Engineer will prepare a report that will be submitted to the Council for review and approval. The next action required by Council will be the approval of the Resolution of Intention to Levy and Collect the Annual Assessments, which will set the date for the public hearing required prior to the confirmation of assessments. The final step in the process is for Council to conduct the required public hearing, receive any testimony, and confirm the annual assessments. The assessment roll is then submitted to the County Assessor for inclusion on the property owner's tax bill. There were no annexations this past year.

Prepared By:

Philip L. Romero
Philip Romero, City Engineer
Yamabe & Horn Engineering, Inc.

Attachments: Resolution 2020-____, LLMD No. 1

RESOLUTION NO. 2020- ____

CITY OF PARLIER

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER, CALIFORNIA,
INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR
LANDSCAPE MAINTENANCE AND LIGHTING DISTRICT NO. 1**

RESOLVED, by the City Council of the City of Parlier, County of Fresno, California, that:

WHEREAS, the Council has not approved any annexations to the Landscape Maintenance and Lighting District No. 1 of the City of Parlier (herein LMD No. 1) during the period of January 1, 2019 to December 31, 2019 inclusive; and

WHEREAS, proceedings for the annual assessment for LMD No. 1 for the fiscal year 2020-2021 need to be initiated.

NOW, THEREFORE IT IS HERBY FOUND, DETERMINED, AND ORDERED as follows:

1. The Council proposes to undertake proceedings for the levy of the annual assessments under Part 2 of Division 15 of the Streets and Highways Code of the State of California (Section 22500 et seq.) generally known as the Landscaping and Lighting Act of 1972 (Herein the "Act").
2. The City Engineer shall prepare and file a report in accordance with Article 4 (commencing with Section 22565) of the Act.

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly and regularly adopted by the City Council of the City of Parlier at a meeting thereof held on the 19th day of March, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ASSENT:

Alma M. Beltran, Mayor

ATTEST:

Bertha Augustine, Deputy City Clerk

RESOLUTION NO. 2020- ____

CITY OF PARLIER

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER, CALIFORNIA,
INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR
LANDSCAPE MAINTENANCE AND LIGHTING DISTRICT NO. 1**

RESOLVED, by the City Council of the City of Parlier, County of Fresno, California, that:

WHEREAS, the Council has not approved any annexations to the Landscape Maintenance and Lighting District No. 1 of the City of Parlier (herein LMD No. 1) during the period of January 1, 2019 to December 31, 2019 inclusive; and

WHEREAS, proceedings for the annual assessment for LMD No. 1 for the fiscal year 2020-2021 need to be initiated.

NOW, THEREFORE IT IS HERBY FOUND, DETERMINED, AND ORDERED as follows:

1. The Council proposes to undertake proceedings for the levy of the annual assessments under Part 2 of Division 15 of the Streets and Highways Code of the State of California (Section 22500 et seq.) generally known as the Landscaping and Lighting Act of 1972 (Herein the "Act").
2. The City Engineer shall prepare and file a report in accordance with Article 4 (commencing with Section 22565) of the Act.

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly and regularly adopted by the City Council of the City of Parlier at a meeting thereof held on the 19th day of March, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ASSENT:

Alma M. Beltran, Mayor

ATTEST:

Bertha Augustine, Deputy City Clerk



AGENDA ITEM: #6
MEETING DATE: March 19, 2020
DEPARTMENT: Planning

REPORT TO CITY COUNCIL

SUBJECT:

PUBLIC HEARING: City Council to Consider the Vesting Tentative Map No. 6287 Project

RECOMMENDATION:

Staff recommends that the City Council adopts Resolution No. 2020-~~XX~~, adopting an addendum to the original Initial Study/Mitigated Negative Declaration prepared for Vesting Tentative Map No. 6038; adopts Resolution No. 2020-~~XX~~ amending the General Plan to designate the site as Medium Low Density Residential; introduces and waives the first reading of Ordinance No. ~~XX~~-2020, rezoning the site from R-3 Medium Density Multiple Family Residential to R-1 Single Family Residential; and adopts Resolution No. 2020-~~XX~~, approving Tentative Tract Map No. 6287 subject to conditions.

BACKGROUND:

On April 2, 2014, the City approved Vesting Tentative Tract Map 6038 located at the northwest corner of Parlier and Mendocino Avenues. The map proposed 58 single-family lots on the east side of the parcel and a remaining 59th lot for a future, 80-90-unit multi-family development on the west side. Construction on the single-family portion of the development is essentially complete. Consistent with the City Council-enacted Pipeline Project Development Impact Fee Incentive Program, the original project was subject to a 50% reduction in development impact fees. Partly at the request of the City Council, the owner has proposed 28 single-family lots on the remaining 5-acre portion. This will require a change in General Plan designation from High Density Residential to Medium Low Density Residential and a rezone from R-3 to R-1. Although the current proposal technically constitutes a new project that would not receive the impact fee incentive, staff recommends that the City Council authorize the fee reduction, as the developer proceeded in good faith with staff at the Council's direction to revise his project.

<u>Owner:</u>	Adobe West, Inc.
<u>Applicant:</u>	Adobe West, Inc.
<u>Location:</u>	Northwest corner of E. Parlier Avenue and 14 th Avenue; APN 355-520-60 See attached map and photo
<u>Site Size:</u>	Approximately 5.20 acres
<u>General Plan:</u>	High Density Residential
<u>Zoning:</u>	R-3, Medium Density Multiple Family Residential
<u>Existing Use:</u>	Vacant
<u>Surrounding Uses:</u>	North – Agriculture; AE-20 (Fresno County) East – Single-family residences; R-1 South – Single-family residences; R-1

Street Access:

West – John C. Martinez Elementary School; R-1
E. Parlier Avenue, 14th Avenue

PROPOSAL & DISCUSSION:

General Plan Amendment: The Parlier General Plan designates the western 5.2-acre parcel of the original project site at the corner of Parlier and Mendocino Avenues for High Density Residential land use, which allows up to 21.8 units per gross acre. In order to support 28 single-family lots on 5.2 acres (5.38 units per acre), the applicant proposes to amend this designation to Medium Low Density Residential (3.7-5.5 units per acre). This is well below the 113 units which would be permitted by the General Plan for High Density (5.2 acres at 21.8 units/ac.) and less than the 80-90 units originally contemplated with the approval of VTTM No. 6038. This reduction in units would reduce overall impacts of the project, including associated traffic and air quality.

Rezoning: The project site is currently zoned R-3, Medium Density Multiple Family Residential. The applicant proposes to rezone the site to R-1, Single Family Residential to allow compliance with the General Plan following an amendment from High Density Residential to Medium Density Residential. R-1 is a consistent zone district for the Medium Low Density Residential General Plan land use designation.

Vesting Tentative Map 6287: The California Subdivision Map Act (Government Code Section 66410, et seq.) establishes most of the procedures for subdivision of land. Other components are contained within Title 16 (Subdivision Ordinance) of the Parlier Municipal Code. Generally, a tentative and final map are required in order to subdivide land into five or more parcels. Chapter 16.05.160 allows that whenever a tentative map must be filed, a vesting tentative map may instead be filed, which confers a vested right to proceed with development for a predetermined period following approval. Pursuant to both the Map Act and the Subdivision Ordinance, tentative maps are valid for 24 months following approval, with various mechanisms available to extend the life of the tentative map. Following recordation of a final map, the vested rights persist for 12 months and may be extended on a lot-by-lot basis by issuance of building permits or for the overall final map area by action of the Council.

Vesting Tentative Map No. 6287 (attached) proposes to subdivide the approximately 5.20-acre Assessor's Parcel No. 355-520-60 into 28 parcels. The site is currently vacant. The proposed project would require a rezone from R-3 to R-1. The R-1 zone district has a minimum area requirement of 5,000 square feet, a minimum width of between 40 and 60 feet depending upon a lot's position within a block, and no minimum depth requirement. The proposed parcels exceed all minimum required dimensions.

The Subdivision Ordinance requires that following acceptance of the map by the City Administrator, the City Council must conduct a public hearing and determine whether to approve, conditionally approve, or deny the map. If the City Council approves or conditionally approves the tentative tract map, the applicant may then file a final map within 24 months. Approval of final maps requires action of the City Council

An aerial photo, the Assessor's Map, and a copy of the tentative map are attached.

FINDINGS:

Prior to approving a tentative map, the City Council must make findings as prescribed by the Map Act (California Government Code Section 66474). The City Council must deny the approval of a tentative map if it makes any of the following findings:

1. The proposed map is not consistent with applicable general and specific plans.
The map proposes to create 28 parcels of approximately 5,500 sq. ft. each. The parcels would be used for single-family development and thus the developer has proposed a General Plan amendment from High Density Residential to Medium Low Density Residential. Following the General Plan amendment, the proposed map will be consistent with the General Plan. There is no applicable specific plan.
2. The design and improvement of the proposed subdivision is not consistent with the General Plan and any applicable specific plan.
With conditions of approval, the design and improvement of the proposed subdivision are consistent with the General Plan. There is no applicable specific plan.
3. The site is not physically suitable for the type of development.
The site is generally flat and level and is surrounded by other residential and neighborhood uses and is considered suitable for single-family residential development.
4. The site is not physically suitable for the proposed density of development.
The site is generally flat and level and is surrounded by other single-family development and considered suitable for medium low density development.
5. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
The site was originally approved for a 90-unit multifamily development. The new design and proposed improvements would have the same or reduced effect as the originally approved project. Neither the design nor the improvements will damage the environment or injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements are likely to cause serious public health problems.
The subdivision of 5.20 acres into 28 parcels of approximately 5,500 sq. ft. each and the appurtenant development thereof is not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
The map will be required to maintain all existing easements and will be required to dedicate an additional 10-foot-wide easement for public utilities purposed along all public street frontages.

Development Impact Fees: The original map was approved in 2014. In 2016 the City Council enacted a Development Impact Fee Incentive Program, under which all impact fees (other than the Public Safety Fee) were reduced by 50%; that program expired December 31, 2016. Via Resolution No. 2017-01, the City Council identified Tract No. 6038 (including its multifamily component) as a "pipeline project," indicating that it would receive the fee incentive despite not being finalized prior to the end of 2016. The final map of Tract No. 60368 was recorded on January 31, 2019; its vested rights, including by extension the impact fee reduction, expired on January 31, 2020. The newly proposed map includes 28 units of single-family development rather than a 90-unit multi-family development. This design change has been implemented in part due to a request by the City Council. Because the new design is not the same project that was approved as a "pipeline project," is no longer subject to the 50% reduction in fees; however,

the owner has requested, and staff supports, that the City Council authorize the fee reduction for VTM No. 6287.

Environmental: An Initial Study/Mitigated Negative Declaration was prepared for the original project. Reducing the project from 90 multi-family units to 28 single-family units would not result in, or require, changes to previous impact determinations or mitigation requirements as identified in the 2014 Initial Study/Mitigated Negative Declaration. None of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. Therefore, in accordance with CEQA Guidelines Section 15164, *Addendum to an EIR or Negative Declaration*, the City, acting as the Lead Agency under CEQA, has appropriately prepared an Addendum.

FISCAL IMPACT:

Review and processing of the tentative map and associated applications, engineering plans, and building plans are paid for by the applicant. By default, development of the site is subject to payment of Development Impact Fees in the amount of \$201,706. Under the reduced-fee scenario, that amount would be \$101,677, a difference of \$100,029. If the developer were to proceed with development of the original multifamily project, the total fee would be \$237,478, reduced from \$472,307, a difference of \$234,829. In effect, not authorizing the reduction would cost the City an additional \$134,800 in development impact fees. Under the provisions of the reimbursement agreement for Tract No. 5615, Service Area 2 (former Assessor's Parcel No. 355-020-30), which contains both Tract No. 6038 and VTM No. 6287, was responsible for payment of \$73,361 for Sewer Interceptor Reimbursement. That entire fee was paid with Tract No. 6038 and no portion is payable with VTM No. 6287. Under a separate reimbursement agreement for oversized storm drainage facilities installed by Tract No. 5607 to the west, this project is responsible for a fee of \$9,354.57 payable to the City, which will then reimburse the original developer.

Prepared By:


Jeffrey O'Neal, AICP
City Planner

WESTINGHOUSE DIVISION MAP
OF

IN THE CITY OF PALMER, COUNTY OF FRESNO,
STATE OF CALIFORNIA

SHEET ONE OF ONE SHEET

22:

AUGUST, 2015

For

SEARCH: KEY WORDS

34

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www.bedrockeng.com

LEGAL DESCRIPTION:

ROUTED AS SHOWN ON THE FINAL MAP OF TRACT NO. 6034, FILED IN
VOLUME 98 OF PLATS AT PAGES 62 THROUGH 64, FRESNO COUNTY RECORDS

SECTION A-A - 50' RIGHT-OF-WAY

NOT TO SCALE

8-8 MOULTS

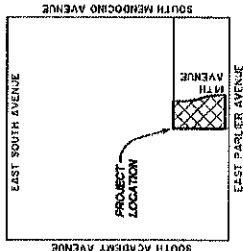
CT 10 522E

SECTION C-C

3-22-2025

VICINITY MAP

37435 G. 10N

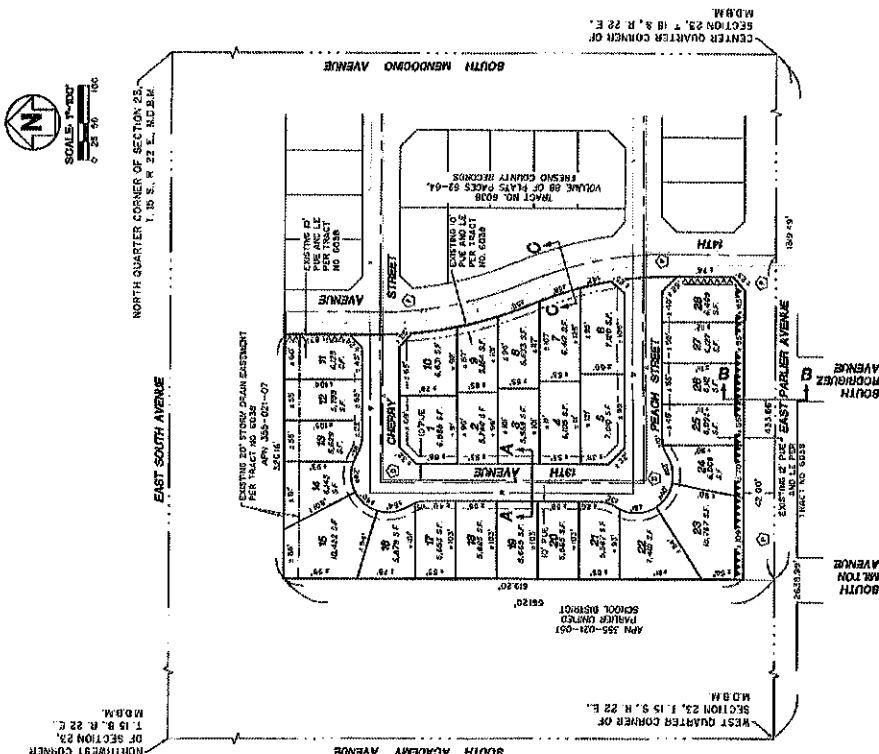


NOTES

1. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION, AND IS LOCATED IN A FLOOD ZONE "X" PER FLOOD INSURANCE MAP 60094226004, DATED 2/3/2009.
2. A 6" STORM DRAIN MAIN EXITS WITHIN A 60' WIDE STORM DRAIN EASEMENT IN THE NORTH PART OF THIS PROPERTY.
3. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL DRAINAGE OF THE PROPERTY, AND SHALL BE DESIGNED TO MAINTAIN THAT CONSERVATIVE NONDEGRADED ENGINEERING RESOURCES, ROCKS, Y AX OF THE LOTS IN THIS SUBDIVISION ARE ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
4. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF PARKERSLAND SPECIFICATIONS. ALL STREET CURB RADIUS EXTERIOR CURB RADIUS SHALL HAVE A RADIUS OF 50'. THE MAIN CURB-OR-SIDE CURB SHALL HAVE A RADIUS OF 45'.
5. SURROUNDING LAND USES:
NORTH - AGRICULTURE
EAST - RESIDENTIAL
SOUTH - RESIDENTIAL
WEST - SCHOOL
6. EXISTING TREES: NONE
7. EXISTING BUILDINGS: NONE
8. EXISTING USE: VACANT
9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
10. PROPOSED ZONING: R-1
11. SOURCE OF WATER: CITY OF PARKER
12. SOURCE OF SEWAGE DISPOSAL: CITY OF PARKER

OWNER/SUBDIVIDER

MONTEREY HOMES
1770 NORTH WEST AVENUE, SUITE 102
PESNO, CA 93711
59-432-2100



LEGEND

1. PUBLIC UTILITY, SIDEWALK AND ACCESS EASEMENT
 NOT OFFERED FOR DEDICATION FOR PUBLIC USE
 LANDSCAPE EASEMENT NOW OFFERED FOR
 DEDICATION
 2. REAL PROPERTY PREVIOUSLY DEDICATED FOR PUBLIC
 STREET AND UTILITY PURPOSES PER MAP FILED IN
 VOLUME 98 OF PLATS AT PAGES 65-64, FOR
 REAL PROPERTY NOW OFFERED FOR DEDICATION FOR
 PUBLIC STREET AND PUBLIC UTILITY PURPOSES
 OFFICIAL RECORDS FRESNO COUNTY
 3. PROPOSED WATER MAIN
 EXISTING WATER MAIN
 PROPOSED SEWER MAIN
 EXISTING SEWER MAIN
 RELINQUISHMENT OF DIRECT VEHICULAR ACCESS
 RIGHTS, AND PROPOSED 5' C&G WALL
 4.

C. OFFICIAL RECORDS FRESNO COUNTY?

2. **DEFENDANT'S COUNSEL**

THE UNIVERSITY OF CHICAGO

[illegible]



Adobe West, Inc.
APN 355-520-60

Vesting Tentative Map No. 6287
No Address

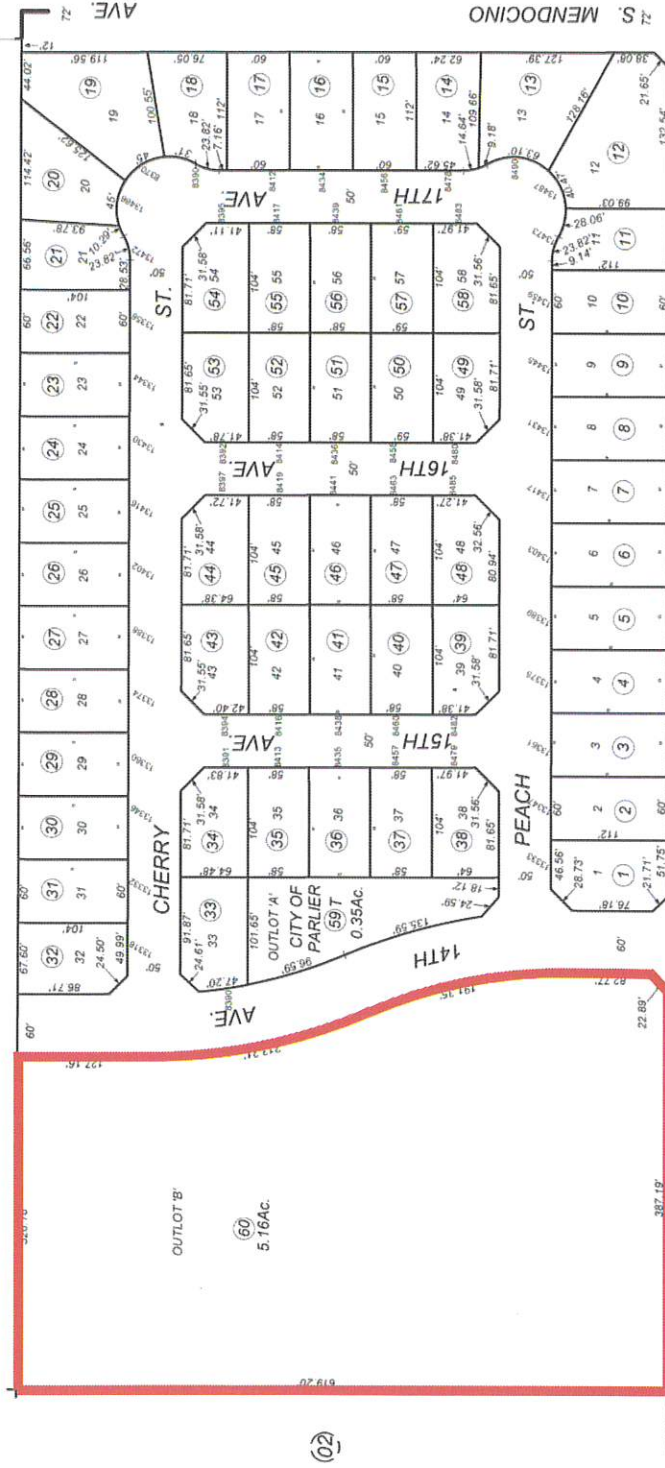
☐ Project

-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.

SUBDIVIDED LAND IN POR. SEC. 23 T. 15 S., R. 22 E., M.D.B & M

Tax Rate Area
7-030

355-52



E. PARLIER

TR 6038
AVE.
CEN SEC 23

(23)

Tract No. 6038 - Plat Bk. 88, Pgs. 62-64

7/18/2019

Assessor's Map Bk. 355 - Pg. 52
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Adobe West, Inc.
APN 355-520-60

Vesting Tentative Map No. 6287
No Address

Project

RESOLUTION 2020-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER ADOPTING AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION PREPARED FOR VESTING TENTATIVE TRACT MAP NO. 6038 IN THE MATTER OF THE VESTING TENTATIVE MAP NO. 6287 PROJECT

WHEREAS, Adobe West, Inc. (“Owner”) owns Assessor’s Parcel Number 355-520-60 (“Site”), which comprises Outlot B of Tract No. 6038, said Tract recorded on January 31, 2019 in Book 88 of Plats at Pages 62-64, Fresno County Records; and

WHEREAS, Owner wishes to undertake a project (“Project”), under which it would develop and construct 28 new single-family dwellings on the Site; and

WHEREAS, to accommodate the proposed density of development, Adobe Development Corporation has requested that the City of Parlier:

1. Amend the Land Use Element of its General Plan to reflect the Site as Medium Low Density Residential,
2. Amend the Official Zoning map to reflect the site as R-1, Single Family Residential; and

WHEREAS, in order to subdivide the Site into lots for individual development and sale, Owner has requested that the City of Parlier approves Vesting Tentative Map No. 6287; 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, on April 2, 2014, the City Council adopted Resolution No. 2014-11, adopting an initial study and mitigated negative declaration (“IS/MND”; attached hereto and incorporated herein) for the Vesting Tentative Tract Map No. 6038 project (“VTTM NO. 6038”), said IS/MND finding that, with incorporation of mitigation measures, the project would not result in significant effects to the environment; and

WHEREAS, VTTM No. 6038 contemplated development of approximately 80-90 multifamily dwellings within the area west of 14th Avenue, said area ultimately being designated as “Outlot B” on the final map of Tract No. 6038; and

WHEREAS, consistent with CEQA Guidelines Section 15162, the City has prepared an environmental checklist to provide a comparative analysis of the potential environmental effects of development of 24 single-family units on Outlot B with the potential environmental effects of development of 80-90 multifamily units at the same location as originally addressed in the IS/MND; and

WHEREAS, upon completion of the environmental checklist, the City Council finds that the Project does not meet any of the criteria in Guidelines Section 15162 that would require preparation of a subsequent negative declaration, and therefore preparation of an addendum to the original IS/MND is appropriate; 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 on which these determinations are 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 addendum to the original initial study and mitigated negative declaration prepared for Vesting Tentative Tract Map No. 6038 complies with provisions of the California Environmental Quality Act, and affirms that, with incorporation of mitigation, the Vesting Tentative Map No. 6287 Project will not have a significant effect on the environment; and
2. Adopts the adopts the addendum to the mitigated negative declaration and mitigation monitoring and reporting program as proposed, with mitigation measures incorporated as conditions of project approval as appropriate; and
3. Directs the City Administrator or 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 regular meeting of the City Council of the City of Parlier held on March 19, 2020 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bertha Augustine, Deputy City Clerk

Hon. Alma Beltran, Mayor

RESOLUTION 2020-XX

**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 355-520-60 FROM HIGH
DENSITY RESIDENTIAL TO MEDIUM LOW DENSITY RESIDENTIAL**

WHEREAS, Adobe West, Inc. ("Owner") owns Assessor's Parcel Number 355-520-60 ("Site"), which comprises Outlot B of Tract No. 6038, said Tract recorded on January 31, 2019 in Book 88 of Plats at Pages 62-64, Fresno County Records; and

WHEREAS, Applicant wishes to undertake the Vesting Tentative Map No. 6287 Project, ("Project"), under which it would develop 28 new single-family dwellings on the Site; and

WHEREAS, on October 15, 2019, Applicant submitted, and the City accepted for processing, the Project; and

WHEREAS, to accommodate the proposed density of development of 5.38 units per acre, Applicant has requested that the City of Parlier amend the Land Use Element of its General Plan to reflect the Site as Medium Low Density Residential (3.7-5.5 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. 2020-XX**, 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 has adopted an addendum to the mitigated negative declaration prepared for Vesting Tentative Tract Map No. 6038; 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, the City of Parlier received email and verbal correspondence from the Dunlap Band of Mono Indians indicating that it had no concerns regarding the Project; and

WHEREAS, on March 19, 2020 the City Council did conduct a duly-noticed public hearing at a regular meeting to consider the Project; and

WHEREAS, on March 9, 2020 a notice was published in *The Fresno Bee* setting the date, time, and place of said public hearing, similar notices were sent to owners of property within 300 feet of the Site announcing the same, and a copy of the notice was placed in the City Hall bulletin window; 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. 355-520-60 as Medium Low 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 2020.

The foregoing resolution was introduced and adopted at a special meeting of the City Council of the City of Parlier held on March 19, 2020 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bertha Augustine, Deputy City Clerk

Hon. Alma Beltran, Mayor

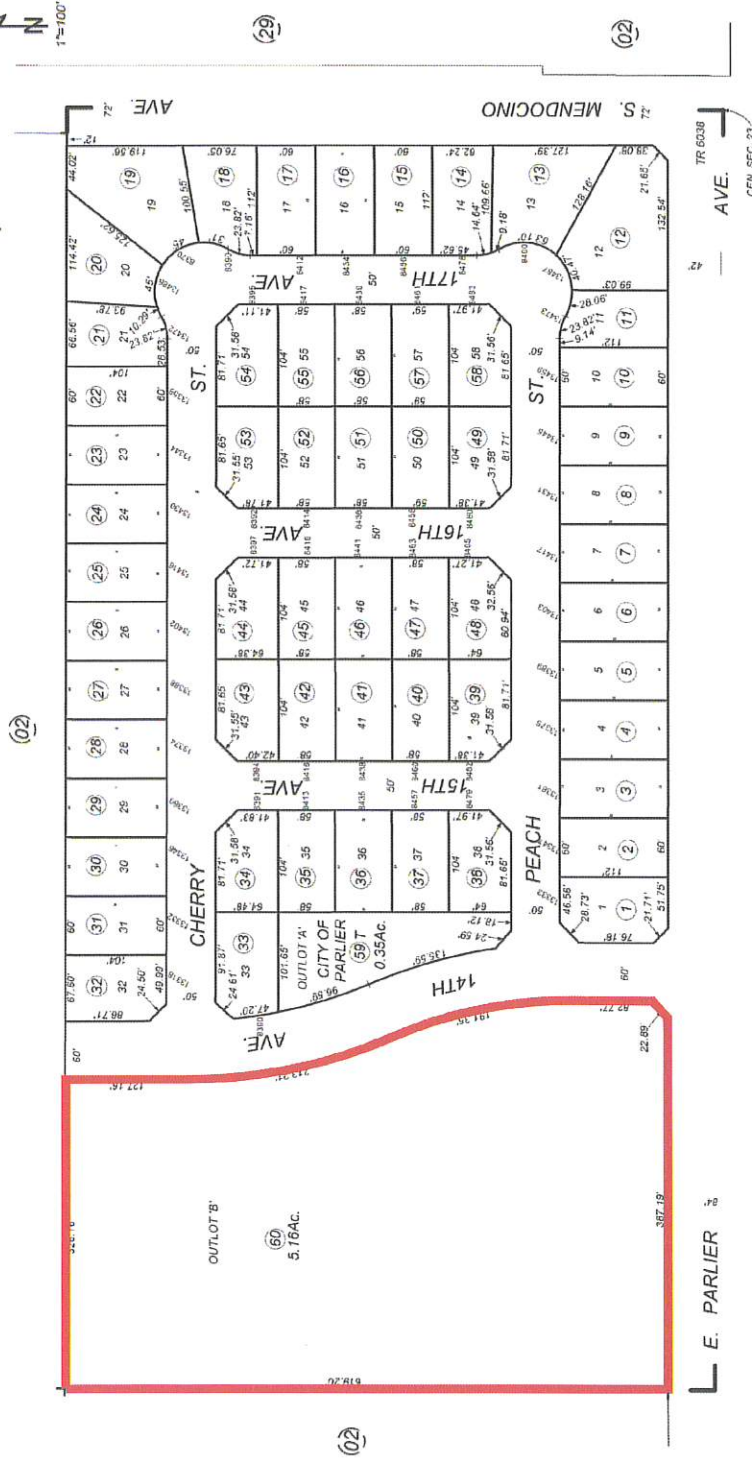
Attachment "A" to Resolution No. 2020-XX

SUBDIVIDED LAND IN POR. SEC. 23 T. 15 S., R. 22 E., M.D.B & M

-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.

Tax Rate Area
7-030

355-52



E. PARLIER

Tract No. 6038 - Plat Bk. 88, Pgs. 62-64

Assessor's Map Bk. 355 - Pg. 52
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

High Density Residential to Medium Low Density Residential



7/18/2019

ORDINANCE NO. XX-20

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARLIER AMENDING THE
OFFICIAL ZONING MAP OF THE CITY TO REFLECT A CHANGE OF ZONE FOR
ASSESSOR'S PARCEL NO. 355-520-60**

THE CITY COUNCIL OF THE CITY OF PARLIER DOES HEREBY ORDAIN AS FOLLOWS:

Section I. The Official Zoning Map of the City of Parlier is hereby amended to indicate Assessor's Parcel No. 355-520-60 (Outlot B of Tract No. 6038, recorded on January 31, 2019 in Plat Book 88 at Pages 62-64) as R-1 (Single Family Residential) as illustrated in Attachment "A" hereto.

Section II. This ordinance shall take effect and be in full force and effect from and after thirty (30) days following its final passage and adoption. Within fifteen (15) days after its adoption, the ordinance, or a summary of the ordinance, shall be published once in a newspaper of general circulation.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Parlier on the 19th day of March 2020 and was passed and adopted at a regular meeting of the City Council on the 2nd day of April 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Alma Beltran, Mayor of the City of Parlier

ATTEST:

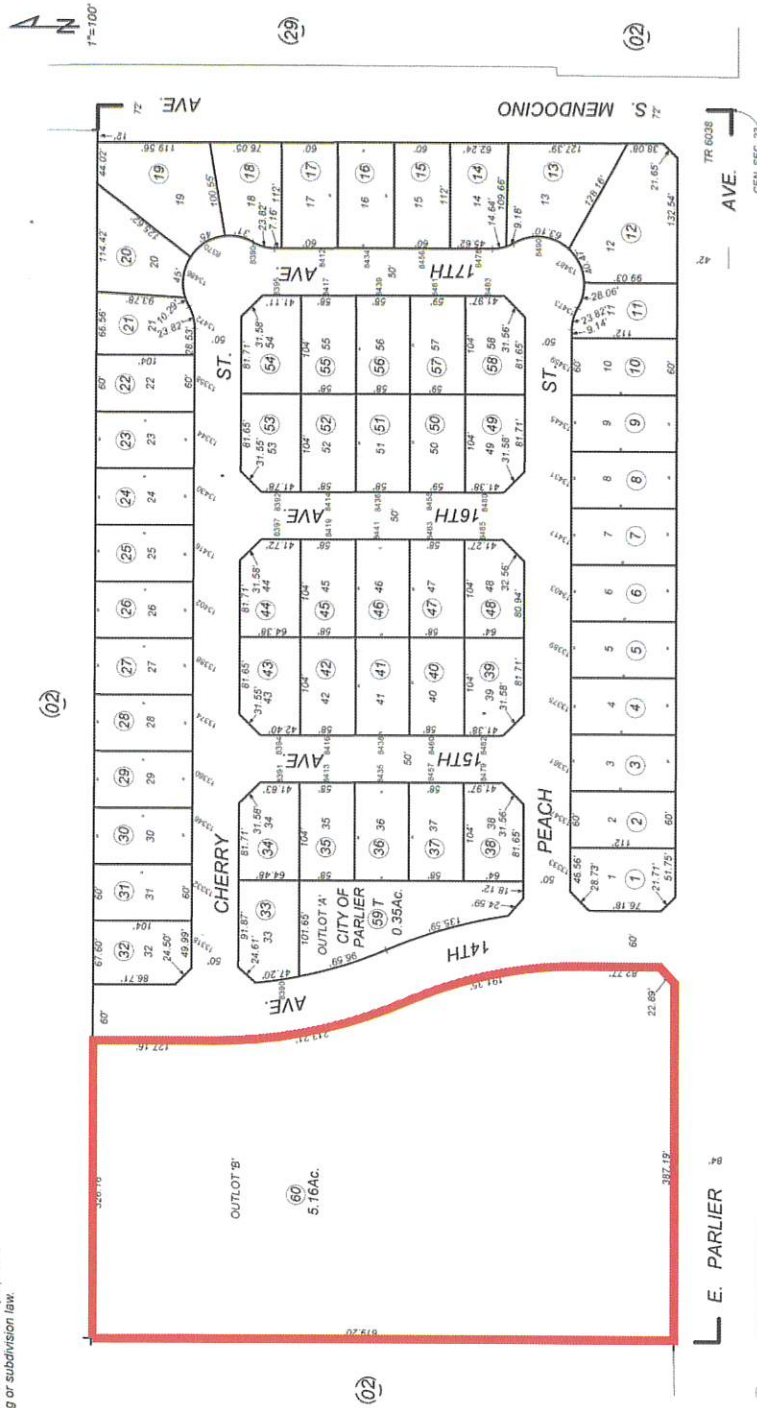
Bertha Augustine
Deputy City Clerk of the City of Parlier

Attachment "A" to Ordinance No. XX-20

SUBDIVIDED LAND IN POR. SEC. 23 T. 15 S., R. 22 E., M.D.B & M

Tax Rate Area
7-030
355-52

NOTE:
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It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Tract No. 6038 - Plat Bk. 88, Pgs. 62-64

Assessor's Map Bk. 355 - Pg. 52
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

R-3 Medium Density Multiple Family Residential to R-1 Single Family Residential

7/18/2019

RESOLUTION 2020-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER APPROVING VESTING TENTATIVE MAP NO. 6287 (APN 355-520-60)

WHEREAS, Adobe West, Inc. (“Owner”) owns Assessor’s Parcel Number 355-520-60 (“Site”), which comprises Outlot B of Tract No. 6038, said Tract recorded on January 31, 2019 in Book 88 of Plats at Pages 62-64, Fresno County Records; and

WHEREAS, Applicant wishes to undertake the Vesting Tentative Map No. 6287 Project, (“Project”), under which it would develop 28 new single-family dwellings on the Site; and

WHEREAS, on October 15, 2019, Applicant submitted, and the City accepted for processing, the Project; and

WHEREAS, because the project occupies Outlot B of Tract No. 6038, which Tract was subject to the 2017 Pipeline Project Development Impact Fee Incentive Program enacted via Resolution No. 2017-01, the City Council intends to honor said Program’s applicability to this project; and

WHEREAS, at a regular meeting on March 19, 2020 the Parlier City Council did conduct a public hearing to consider Vesting Tentative Map No. 6287; and

WHEREAS, on March 9, 2020 a notice was published in *The Fresno Bee* setting the date, time, and place of said public hearing, similar notices were sent to owners of property within 300 feet of the project Site announcing the same, and a copy of the notice was placed in the City Hall bulletin window; and

WHEREAS, approval of a vesting tentative map consists of issuance of an entitlement by a public agency and therefore constitutes a “project” pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000, et seq.); and

WHEREAS, via Resolution **No. 2020-XX**, the City Council has adopted an addendum to the original Initial Study/Mitigated Negative Declaration was prepared and adopted for Vesting Tentative Tract Map No. 6038; and

WHEREAS, via Resolution No. **2020-XX**, the City Council has amended the General Plan Land Use designation of the site from High Density Residential to Medium Low Density Residential; and

WHEREAS, via Ordinance No. **XX-20**, the City Council has amended the zoning of the site from R-3 Medium Density Multiple Family Residential to R-1 Single Family Residential; and

WHEREAS, the City Council has made the following findings pursuant to the California Subdivision Map Act, said findings substantiated in the record:

1. The map is consistent with the General Plan and any applicable Specific Plan.

2. The design and improvement of the proposed subdivision is consistent with the General Plan and any applicable specific plan.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements are not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

NOW, THEREFORE BE IT RESOLVED that the Parlier City Council approves Vesting Tentative Map No. 6287 as illustrated in Attachment "A" hereto subject to the conditions detailed in Attachment "B" hereto.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Parlier held on March 19, 2020 by the following vote to wit:

AYES:

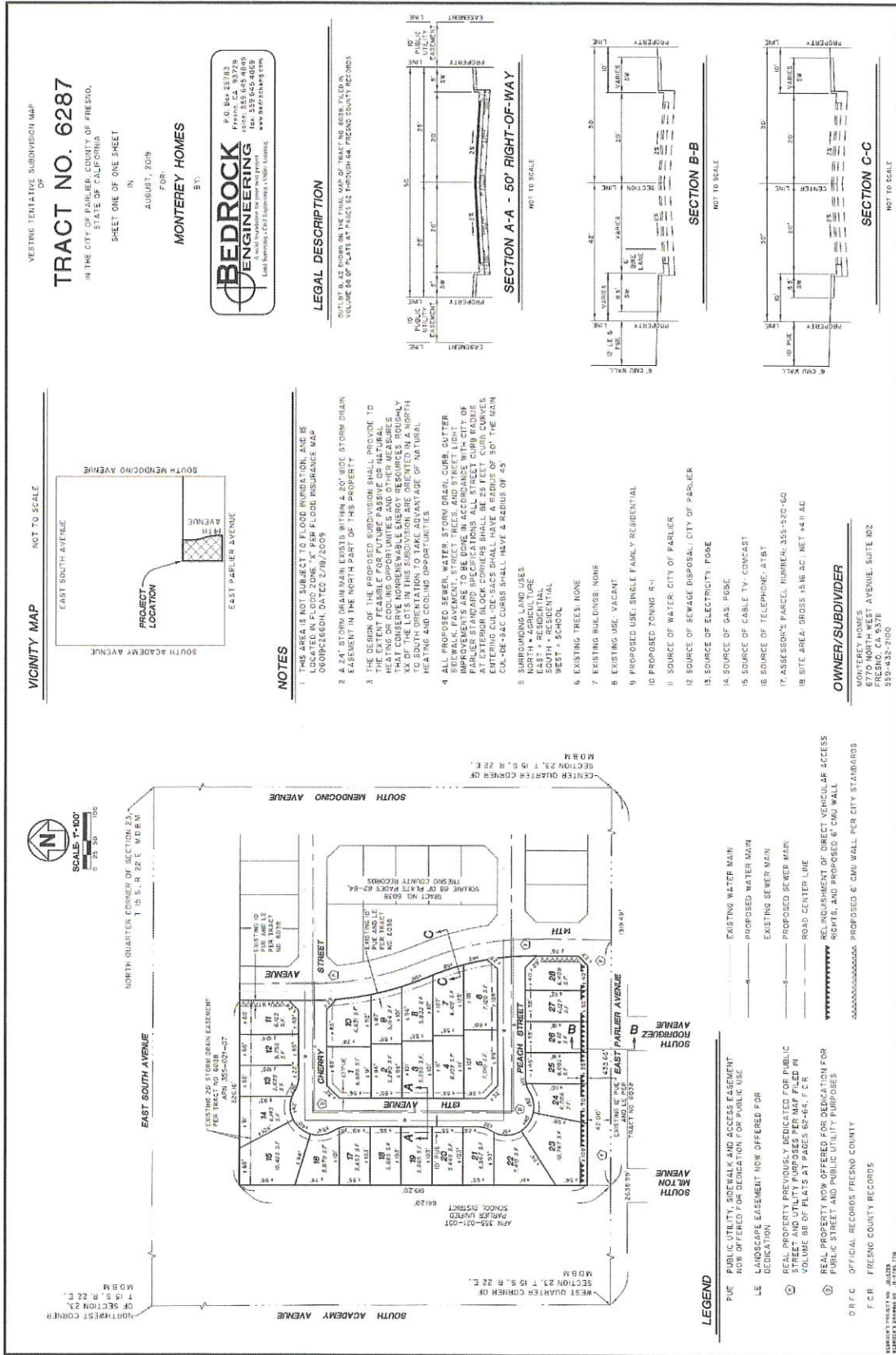
NOES:

ABSENT:

ABSTAIN:

Bertha Augustine, Deputy City Clerk

Hon. Mayor Alma Beltran, Mayor



ATTACHMENT “B” TO RESOLUTION NO. 2019-~~XX~~
CONDITIONS OF APPROVAL
VESTING TENTATIVE MAP NO. 6287; APN 355-520-60
ADOBE WEST, INC.

As may be used herein, the words “owner,” “subdivider”, and “developer” shall be interchangeable, excepting when the word is indicated in ***bold italics***. In that event, the condition of approval is specific to the entity named.

Map & Design Drawings

1. Vesting Tentative Map (VTM) No. 6287 shall be valid for a period of 24 months from the date of its conditional approval. Prior to expiration of the conditionally approved tentative map an extension or extensions to this period may be requested pursuant to Section 66453.3 of the Subdivision Map Act.
2. Prior to expiration of the conditionally approved tentative map, the subdivider may submit a Final Map, including payment of a fee deposit consistent with the City of Parlier 2018 Planning, Engineering, & Building Fee Schedule, as may be amended from time to time.
3. The Final Map shall be prepared in accordance with Chapter 2, Article 3 of the Subdivision Map Act by a CA-licensed land surveyor or civil engineer qualified to perform such service.
4. The Final Map submittal shall include parcel closures and a preliminary title report dated no more than thirty (30) days prior to submittal to the City Engineer. Copies of all easement documents referenced in the preliminary title report shall accompany the submission. All final map fees and recording fees shall be paid as required by the City of Parlier and the County of Fresno prior to recordation of the map. The owner shall provide the City with a Land Division or Subdivision Guarantee and a Fresno County Tax Compliance Certification Request prior to the City submitting the Final Map to the Clerk to the Board of Supervisors.
5. The Final Map shall be accompanied by design drawings (grading and improvement plans prepared by a CA-licensed civil engineer; lighting plan; irrigation and landscaping plans meeting the requirements of Gov. Code Section 65591, et seq.) and an Engineer’s Opinion of Probable Construction Cost for review and approval.
6. Pacific Gas & Electric (PG&E) plans shall be submitted to the City Engineer for review and approval. Timing of construction shall be coordinated so that no street surface need be reopened.
7. The Final Map shall be accompanied by a preliminary soils report prepared by a CA-licensed civil engineer specializing in geotechnical engineering. The report shall include “R-Values” to substantiate the design of street structural sections.

8. The Final Map shall reflect an irrevocable offer of dedication of easements for public utilities purposes 10 feet in width abutting and running the full length of all rights-of-way.
9. The Final Map shall reflect all existing easements.
10. The Final Map shall include a Right to Farm Statement.
11. The Final Map shall reflect relinquishment of access (inward-facing sawtooth line) from the rear of lots backing onto E. Parlier Avenue and from the street side lot lines of lots siding onto 14th Avenue.
12. All corner lots shall be configured to accommodate Type A ramps consistent with Standard Drawing No. ST-13A.
13. When possible, lot lines shall be perpendicular to the center line of the street, or radial with the radius point of a curved street. Lot lines intersecting curves shall show the radial bearing of the point of intersection with the curve.
14. Identify lot lines on the final map that are radial.

Grading Plans

15. A grading permit is required prior to starting excavation.
16. The grading plan shall conform to the most current California Building Standards Code.
17. Individual lot grading shall comply with Section 1804 of the most current California Building Standards Code.
18. A note shall be placed on the grading plan allowing the project Civil Engineer to certify, upon completion of lot grading, that all lots are graded in accordance with the approved grading plan. This must be signed on the as-built drawing submittal.
19. Block wall fence structures used for retaining walls shall be designed as a retaining wall. The top of all block wall fences shall be a minimum of six (6) feet above the lot-side elevation or the street-side elevation, whichever is higher.
20. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required prior to issuance of a grading permit. The WDID# shall be added to the plans prior to approval.
21. The grading plan shall identify all finish elevations for the site and exterior boundaries.
22. Grade separations between the project site and adjacent land that exceeds twelve (12) inches shall require a concrete retaining wall. For grade separations of twelve (12) inches or less, a special wood retaining wall constructed with pressure treated 3"x12" lumber

may be constructed in lieu of concrete. Stamped retaining wall calculations will be required to be submitted and approved by the City Engineer.

General

23. 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); 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, unless exceptions therefrom are approved by the City Engineer.
24. Use of the site shall conform to all applicable requirements for the R-1 Single Family Residential Zone District.
25. VTM No. 6287 is required to annex into the Lighting and Landscape Maintenance District (LLMD) for maintenance of the lighting and landscaped areas. The City will establish the LLMD fees.
26. The subdivider shall comply with the provisions of Resolution No. 2019-12 regarding installation of video cameras for use by the Parlier Police Department.
27. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District, including but not limited to compliance with Regulation VIII (Fugitive PM₁₀ Prohibitions) and Rule 9510 (Indirect Source Review).
28. The applicant shall consult with and shall comply with the requirements of the Fresno County Fire Protection District/CAL FIRE, including but not limited to requirements related to sprinklers, fire hydrants, and fire access.
29. The developer shall comply with Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.98, 21083.2, and 21084.1 and related statutes regarding regulation of cultural and historical resources that may be discovered on the site.
30. A building permit shall be acquired prior to start of any construction activities.
31. Prior to issuance of a certificate of occupancy, all relevant 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 subdivider and the Community Development Department shall be subject to review and determination by the City Council.
32. All above-ground features including but not limited to lighting, fire hydrants, postal boxes, electrical and related boxes, and backflow devices shall be installed outside of the public-right-of-way. All utilities shall be installed underground.

33. Hours of construction shall be limited to 6:00 AM to 7:00 PM, Monday through Saturday.
34. Construction debris shall be contained within an on-site trash bin and the project site shall be watered for dust control during construction.
35. Any non-structural fencing shall be subject to approval by the Community Development Department consistent with Standard Drawing Nos. M-3 through M-7.
36. The subdivider shall comply with all relevant components of the California Building Standards Code and associated trade codes.
37. All signage must be approved pursuant to the standards and guidelines of the Parlier Municipal Code prior to installation.
38. 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.
39. It shall be the responsibility of the subdivider to grant/secure easements as necessary for the installation and maintenance of private utilities, including but not limited to electricity, gas, telephone, and cable television.
40. Connection points for water and wastewater shall be determined by the City Engineer. Connections shall be made in accordance with City of Parlier standards and shall be coordinated with the Director of Public Utilities.
41. The applicant shall comply with the City of Parlier Cross-Connection Control Regulations contained within PMC Section 13.30.
42. The subdivider shall coordinate with Mid Valley Disposal to establish necessary solid waste procedures.

Water System Improvements

43. Any existing domestic or irrigation wells located within the project area and/or affected public right-of-way shall be abandoned consistent with City, County, and State requirements for abandoned wells
44. The improvement plans shall include the location of existing water mains, valves, and valve boxes located in adjacent streets that the proposed water system is to be connected to.
45. The eight (8) inch water mains in Parlier Avenue are believed to be Transite pipes. Any connections to the existing main will require an assembly with a thrust block, restrained mechanical joints, branch and run valves, 3-foot minimum PVC spools, and transition couplings, all subject to review and approval by the City Engineer.

46. The water system shall include all valves, hydrants, water services and fittings to serve lots and for all connections. Valve spacing shall not exceed 500 feet.
47. All interior water mains shall be eight (8) inch minimum and shall comply with Standard Drawing No. W-17.
48. All connections to the existing water mains shall include a temporary reduced pressure double check backflow preventer (see Standard Drawing No. W-8) and follow the connection procedures outlined in that standard, or exhibit compliance with AWWA Standard C651-05.
49. Fire hydrants shall be spaced not to exceed 300 feet on center and shall be individually valved between the hydrant and the remaining system.
50. Fire flow conditions are subject to review and approval by the Fresno County Fire Protection District/CAL FIRE.
51. A meter, meter box, and service shall be installed to each lot. Subdivider shall obtain meter type, size and service requirements from the Public Works Department and/or the City Engineer. The construction of the water service with meter shall be installed per Standard Drawing No. W-1 and Specifications.
52. No water services are allowed within drive approaches.
53. A minimum of one (1) sampling station shall be installed within the boundary of the project.
54. An air release valve consistent with Standard Drawing No. W-15 Alt. 1 shall be installed at all high points in the water main system that may cause an air trap.
55. The development shall comply with City of Parlier's Automated Water Meter Reading System. This will include conducting a propagation study and furnishing and installing necessary towers, radios, computer interface, automated meters for each service, and all accessories or appurtenances required to make a complete and operational meter reading system.
56. To ensure proper spacing between underground facilities and allow for unimpeded placement of brass cap monuments in the road surfaces at the intersections of the streets, the location of water mains shall conform to Standard Drawing No. M-1.

Sewer System Improvements

57. VTM No. 6287 will be served by the 15-inch interceptor sewer in 14th Avenue. The sewer interceptor reimbursement fee for the entire area covered by VTTM No. 6038 was paid with the development of Tract No. 6038, and no additional fee is due for VTM No. 6287.

58. The sewer system improvements are to include sewer pipelines, manholes and sewer laterals and must be constructed in accordance with the requirements of the City of Parlier Standard Drawings and Specifications. All sewer collectors shall be minimum eight (8) inch unless otherwise approved or required by the City Engineer. Manhole spacing for the sewer pipe shall not exceed 400 feet.
59. No sewer laterals are allowed within driveways.
60. To ensure proper spacing between underground facilities and allow for unimpeded placement of brass cap monuments in the road surfaces at the intersections of the streets, the location of sewer mains shall conform to Standard Drawing No. M-1.

Storm Drain Improvements

61. VTM No. 6287 shall be served by the regional basin located at the northwest corner of Foothill Avenue and 5th Avenue.
62. The subdivider shall provide calculations indicating the necessary capacity to accommodate this project, along with appropriate design drawings for basin excavation and/or water conveyance, which may include surface and/or subsurface drainage, to the City Engineer for review and approval. This shall include calculations for gutter inlet capacity for collection of storm water for the drainage inlets at the north end of 14th Avenue.
63. Storm drain facilities shall be designed to adequately contain two, ten-day, fifty-year storms, back to back, with a minimum 2-foot freeboard. The design criteria for sizing the lagoon shall be as follows:

Volume of lagoon = AF = CIA, where

AF = Acre Feet of storage below freeboard
 C = Coefficient of run-off
 I = Rainfall Intensity (I=0.5 feet)
 A = Total area of runoff in Acres

<u>Land Use</u>	<u>Run-Off Coefficient</u>
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Industrial	0.90
Apartments	0.60
Schools	0.25
Residential-Medium Density	0.40
Residential-Low Density	0.35

64. Within the fenced basin area, provide a 10-foot service and equipment roadway, and basin slope banks shall not exceed a 4:1 slope. Facilities for the handling of surface drainage water as it makes its way to the planned storm drainage basin must be shown in the improvement plans.

65. The original calculations for the storm basin from Tract 5495 Phase 1 Grading Plan, use a proposed High-Water Elevation (HWE) of 335.15 (on the Tract 5495 datum). Within Tract 5495, a drain inlet (at Foothill & Forrest) has a throat elevation of 332.73. This means that the HWE for the basin cannot be *above* 332.73. The Developer\Engineer must submit calculations for the basin, using an HWE that respects the 332.73, and that shows adequate capacity for the combined drainage requirements of all developments draining to the basin.
66. A reimbursement agreement has been created for the storm drain piping be installed in 5th Avenue by Tract No. 5607 Phase 1 to accommodate future development. VTM No. 6287 will be required to pay its prorated reimbursement fee as a condition of this development. See "Fees" section below.
67. The site shall surface drain to the abutting street(s).
68. Valley gutter construction shall be consistent with City of Parlier Standard Drawing No. ST-9 unless an alternate design is approved by the City Engineer.
69. Underdrain pipe, if applicable, shall be consistent with City of Parlier Standard Drawing No. D-6.

Streets

70. Any work within the City of Parlier public right-of-way shall require an encroachment permit.
71. All concrete work, including curbs, gutters, valley gutters, sidewalks, drive approaches, corner ramps, and other concrete features shall be six (6) sack concrete per cubic yard.
72. Any broken, damaged, or substandard sidewalk, curb, gutter, or pavement along the project frontages, or any of the above damaged during construction wherever located, shall be removed and replaced as directed by the City Engineer consistent with Standard Drawing No. ST-12 or with the conditions for E. Parlier Avenue and/or 14th Avenue from Tract No. 6038, as applicable.
73. Drive approaches, as necessary, shall be installed consistent with Standard Drawing No. ST-16.
74. The subdivider shall install all signage, including stop signs and others designated by the City for street names and traffic control. All signs shall meet the requirements of the Parlier Municipal Code and shall conform to their respective City Standard Drawings.
75. E. Parlier Avenue shall be striped for bicycle lanes consistent with a striping plan submitted to the City Engineer for review and approval.
76. Striping and Signage plans shall be submitted to the City for approval.

77. Streetlights shall be installed per City Standard ST-18.
78. East Parlier Avenue
- a. E. Parlier Avenue is developed as a major arterial with 42-foot right-of-way north of centerline at this location.
 - b. Developer shall install a solid block wall 12 feet north of and parallel to the northern right-of-way line of E. Parlier Avenue per City Standard M-6, such that the south side of the wall shall generally be at 54 feet from the center line.
 - c. Developer shall install a 12-foot-wide landscaped area per approved plans between the northern right-of-way line of E. Parlier Avenue and the block wall.

79. Interior Residential Streets

Cherry Street

Peach Street

S. Rodriguez Avenue

- a. These interior streets are shown as modified residential streets, per City Standard ST-3A. The minimum requirement is a 5-foot sidewalk and curb section, and a 2-foot gutter within a 20-foot road half width to the center line of a 50-foot right-of-way.
- b. These interior streets shall be design per City Standard ST-3A with a minimum structural section of two-inch (2") asphalt concrete over four-inch (4") asphalt base rock over six-inch (6") compacted native soil. The standard is based on a minimum R-Value of 50. A stamped street structural section design shall be submitted for approval based on R-Values obtained from a certified laboratory. Recycled aggregate base may be allowed if it conforms to Caltrans specifications and is approved by the City Engineer after testing by a certified soils laboratory.
- c. Sidewalk shall be adjacent to the curb and gutter, per City Standard ST-11A and ST-12, with the back of the sidewalk at 5.0 feet from the face of curb.
- d. These 50-foot right-of-way streets will require all above ground utility features are to be located in the public utility and access easement of the lots. No such features will be allowed to be placed in the sidewalks, except they may be permitted in vaults that are flush and ADA compliant subject to approval by the City Engineer.
- e. Knuckles shall have a minimum 48-foot radius at the curb face and per requirements of Fresno County Fire Protection District/CAL FIRE.
- f. Stop signs will be required at interior streets that intersect 14th Avenue.
- g. Wheelchair ramps design to meet City Standard ST-13A shall be constructed at all intersection corners. A wheelchair ramp designed to meet City Standard ST-

13C shall be constructed on the outside curve of each knuckle at a location approved by the City Engineer. Location of residential drive approaches may obviate this condition at a particular

80. Sidewalks

- a. Sidewalks shall be constructed according to City Standard ST-12. Interior street sidewalks shall be 4.50 feet wide (5.0 feet from face of curb). S. Rodriguez Avenue sidewalks shall be 5.0 feet wide (5.5 feet from face of curb). All sidewalks shall be installed adjacent to the curb.
- b. Sidewalks shall be constructed minimum four (4) inches thick with minimum 6 sack per cubic yard concrete per State Standard Specifications.
- c. Combination driveways and sidewalk sections shall be minimum six (6) inches thick with minimum 6 sack concrete per cubic yard.
- d. The sand or native soil under all sidewalks and driveways shall be compacted to the satisfaction of the City Inspector prior to construction of the facilities.

Fees

81. Owner shall be responsible for payment of any and all outstanding planning, building, plan check, and engineering fees prior to issuance of a certificate of occupancy.
82. Concurrently with submission of improvement and/or building plans, the applicant shall deposit with the City of Parlier funds in an amount 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, which the applicant shall then deposit with the City.
83. The applicant shall pay to the City of Parlier development impact fees consistent with the City's current Development Impact Fee Schedule (May 2014), modified consistent with the 2017 Pipeline Project Development Impact Fee Program. Fees are due in full prior to issuance of the certificate of occupancy.

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CITY OF PARLIER VESTING TENTATIVE MAP NO. 6287 DEVELOPMENT IMPACT FEES Reduced by 50% pursuant to the Pipeline Project Development Impact Fee Incentive Program (Resolution No. 2017-01)					
Fee	Unit Type	Units	Fee per Unit	Subtotal	50% Reduced Total
City Management and General Services	AC	5.16	\$319.53	\$1,648.77	\$824.39
Public Safety ¹	AC	5.16	\$319.53	\$1,648.77	\$1,648.77
Storm Drainage	AC	5.16	\$2,396.47	\$12,365.79	\$6,182.89
Wastewater Treatment	EDU	28	\$1,834.11	\$51,355.08	\$25,677.54
Domestic Water	EDU	28	\$2,156.84	\$60,391.52	\$30,195.76
Fire Flow	EDU	28	\$1,078.40	\$30,195.20	\$15,097.60
City Parks	EDU	28	\$559.18	\$15,657.04	\$7,828.52
Water Hook-up	EDU	28	\$400.19	\$11,205.32	\$5,602.66
Sewer Hook-up	EDU	28	\$615.65	\$17,238.20	\$8,619.10
Total				\$201,705.69	\$101,677.23

¹ Fee reduction does not apply to Public Safety Fee.

84. The applicant shall be responsible for payment of fees to the Parlier Unified School District and shall provide the City with evidence of payment, or evidence of the District's determination that no payment is required, prior to issuance of a certificate of occupancy.
85. The applicant shall be responsible for payment of Fresno County Regional Transportation Mitigation Fees and Fresno County Public Facilities Impact Fees and shall provide the City with evidence of payment, or evidence of the County's determination that no payment is required, prior to issuance of a certificate of occupancy.

RESOLUTION 2020-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER APPROVING VESTING TENTATIVE MAP NO. 6287 (APN 355-520-60)

WHEREAS, Adobe West, Inc. (“Owner”) owns Assessor’s Parcel Number 355-520-60 (“Site”), which comprises Outlot B of Tract No. 6038, said Tract recorded on January 31, 2019 in Book 88 of Plats at Pages 62-64, Fresno County Records; and

WHEREAS, Applicant wishes to undertake the Vesting Tentative Map No. 6287 Project, (“Project”), under which it would develop 28 new single-family dwellings on the Site; and

WHEREAS, on October 15, 2019, Applicant submitted, and the City accepted for processing, the Project; and

WHEREAS, because the project occupies Outlot B of Tract No. 6038, which Tract was subject to the 2017 Pipeline Project Development Impact Fee Incentive Program enacted via Resolution No. 2017-01, the City Council intends to honor said Program’s applicability to this project; and

WHEREAS, at a regular meeting on March 19, 2020 the Parlier City Council did conduct a public hearing to consider Vesting Tentative Map No. 6287; and

WHEREAS, on March 9, 2020 a notice was published in *The Fresno Bee* setting the date, time, and place of said public hearing, similar notices were sent to owners of property within 300 feet of the project Site announcing the same, and a copy of the notice was placed in the City Hall bulletin window; and

WHEREAS, approval of a vesting tentative map consists of issuance of an entitlement by a public agency and therefore constitutes a “project” pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000, et seq.); and

WHEREAS, via Resolution **No. 2020-XX**, the City Council has adopted an addendum to the original Initial Study/Mitigated Negative Declaration was prepared and adopted for Vesting Tentative Tract Map No. 6038; and

WHEREAS, via Resolution No. **2020-XX**, the City Council has amended the General Plan Land Use designation of the site from High Density Residential to Medium Low Density Residential; and

WHEREAS, via Ordinance No. **XX-20**, the City Council has amended the zoning of the site from R-3 Medium Density Multiple Family Residential to R-1 Single Family Residential; and

WHEREAS, the City Council has made the following findings pursuant to the California Subdivision Map Act, said findings substantiated in the record:

1. The map is consistent with the General Plan and any applicable Specific Plan.

2. The design and improvement of the proposed subdivision is consistent with the General Plan and any applicable specific plan.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements are not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

NOW, THEREFORE BE IT RESOLVED that the Parlier City Council approves Vesting Tentative Map No. 6287 as illustrated in Attachment "A" hereto subject to the conditions detailed in Attachment "B" hereto.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Parlier held on March 19, 2020 by the following vote to wit:

AYES:

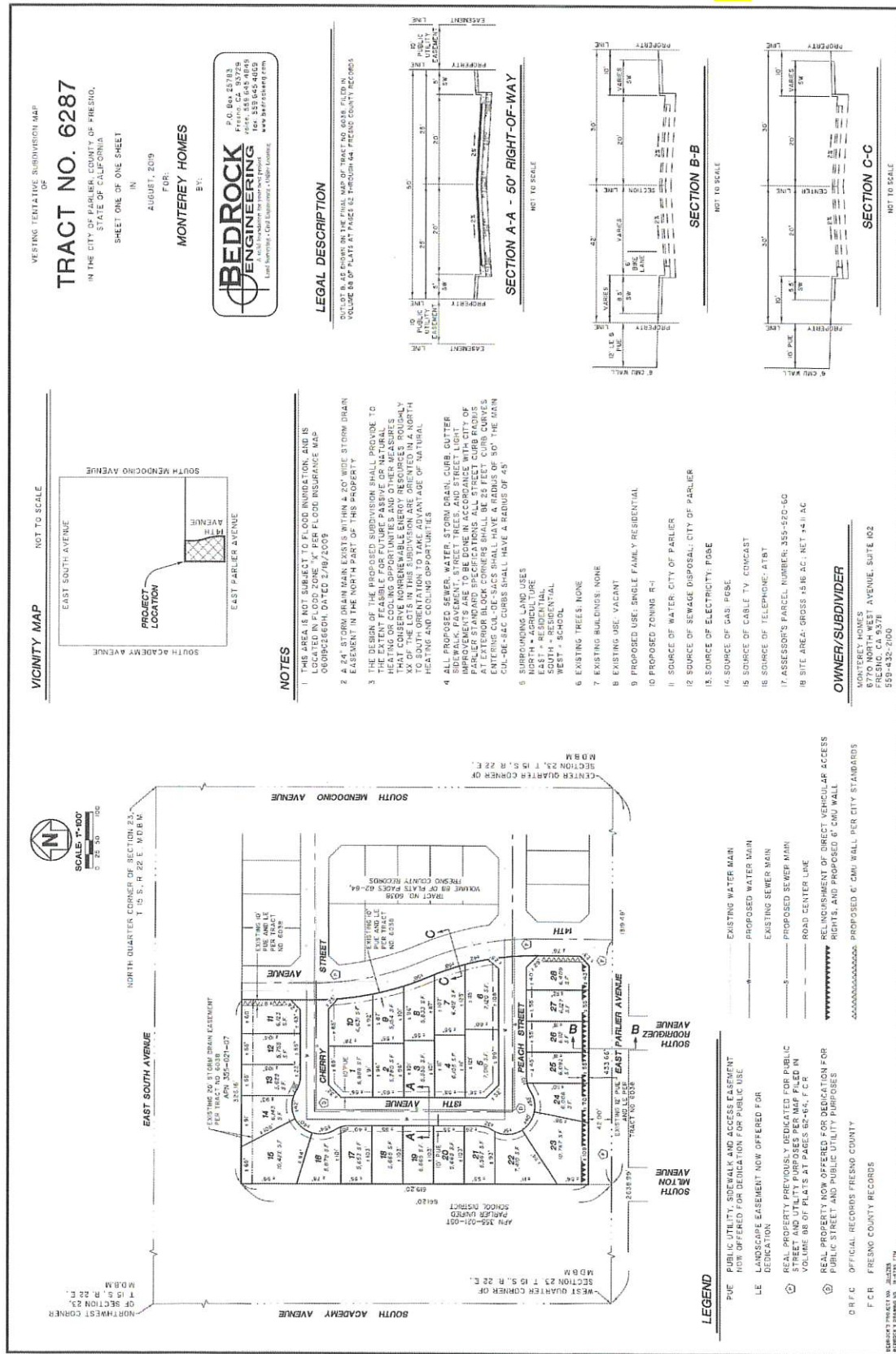
NOES:

ABSENT:

ABSTAIN:

Bertha Augustine, Deputy City Clerk

Hon. Mayor Alma Beltran, Mayor



ATTACHMENT "B" TO RESOLUTION NO. 2019-XX
CONDITIONS OF APPROVAL
VESTING TENTATIVE MAP NO. 6287; APN 355-520-60
ADOBE WEST, INC.

As may be used herein, the words "owner," "subdivider", and "developer" shall be interchangeable, excepting when the word is indicated in ***bold italics***. In that event, the condition of approval is specific to the entity named.

Map & Design Drawings

1. Vesting Tentative Map (VTM) No. 6287 shall be valid for a period of 24 months from the date of its conditional approval. Prior to expiration of the conditionally approved tentative map an extension or extensions to this period may be requested pursuant to Section 66453.3 of the Subdivision Map Act.
2. Prior to expiration of the conditionally approved tentative map, the subdivider may submit a Final Map, including payment of a fee deposit consistent with the City of Parlier 2018 Planning, Engineering, & Building Fee Schedule, as may be amended from time to time.
3. The Final Map shall be prepared in accordance with Chapter 2, Article 3 of the Subdivision Map Act by a CA-licensed land surveyor or civil engineer qualified to perform such service.
4. The Final Map submittal shall include parcel closures and a preliminary title report dated no more than thirty (30) days prior to submittal to the City Engineer. Copies of all easement documents referenced in the preliminary title report shall accompany the submission. All final map fees and recording fees shall be paid as required by the City of Parlier and the County of Fresno prior to recordation of the map. The owner shall provide the City with a Land Division or Subdivision Guarantee and a Fresno County Tax Compliance Certification Request prior to the City submitting the Final Map to the Clerk to the Board of Supervisors.
5. The Final Map shall be accompanied by design drawings (grading and improvement plans prepared by a CA-licensed civil engineer; lighting plan; irrigation and landscaping plans meeting the requirements of Gov. Code Section 65591, et seq.) and an Engineer's Opinion of Probable Construction Cost for review and approval.
6. Pacific Gas & Electric (PG&E) plans shall be submitted to the City Engineer for review and approval. Timing of construction shall be coordinated so that no street surface need be reopened.
7. The Final Map shall be accompanied by a preliminary soils report prepared by a CA-licensed civil engineer specializing in geotechnical engineering. The report shall include "R-Values" to substantiate the design of street structural sections.

8. The Final Map shall reflect an irrevocable offer of dedication of easements for public utilities purposes 10 feet in width abutting and running the full length of all rights-of-way.
9. The Final Map shall reflect all existing easements.
10. The Final Map shall include a Right to Farm Statement.
11. The Final Map shall reflect relinquishment of access (inward-facing sawtooth line) from the rear of lots backing onto E. Parlier Avenue and from the street side lot lines of lots siding onto 14th Avenue.
12. All corner lots shall be configured to accommodate Type A ramps consistent with Standard Drawing No. ST-13A.
13. When possible, lot lines shall be perpendicular to the center line of the street, or radial with the radius point of a curved street. Lot lines intersecting curves shall show the radial bearing of the point of intersection with the curve.
14. Identify lot lines on the final map that are radial.

Grading Plans

15. A grading permit is required prior to starting excavation.
16. The grading plan shall conform to the most current California Building Standards Code.
17. Individual lot grading shall comply with Section 1804 of the most current California Building Standards Code.
18. A note shall be placed on the grading plan allowing the project Civil Engineer to certify, upon completion of lot grading, that all lots are graded in accordance with the approved grading plan. This must be signed on the as-built drawing submittal.
19. Block wall fence structures used for retaining walls shall be designed as a retaining wall. The top of all block wall fences shall be a minimum of six (6) feet above the lot-side elevation or the street-side elevation, whichever is higher.
20. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required prior to issuance of a grading permit. The WDID# shall be added to the plans prior to approval.
21. The grading plan shall identify all finish elevations for the site and exterior boundaries.
22. Grade separations between the project site and adjacent land that exceeds twelve (12) inches shall require a concrete retaining wall. For grade separations of twelve (12) inches or less, a special wood retaining wall constructed with pressure treated 3"x12" lumber

may be constructed in lieu of concrete. Stamped retaining wall calculations will be required to be submitted and approved by the City Engineer.

General

23. 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); 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, unless exceptions therefrom are approved by the City Engineer.
24. Use of the site shall conform to all applicable requirements for the R-1 Single Family Residential Zone District.
25. VTM No. 6287 is required to annex into the Lighting and Landscape Maintenance District (LLMD) for maintenance of the lighting and landscaped areas. The City will establish the LLMD fees.
26. The subdivider shall comply with the provisions of Resolution No. 2019-12 regarding installation of video cameras for use by the Parlier Police Department.
27. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District, including but not limited to compliance with Regulation VIII (Fugitive PM₁₀ Prohibitions) and Rule 9510 (Indirect Source Review).
28. The applicant shall consult with and shall comply with the requirements of the Fresno County Fire Protection District/CAL FIRE, including but not limited to requirements related to sprinklers, fire hydrants, and fire access.
29. The developer shall comply with Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.98, 21083.2, and 21084.1 and related statutes regarding regulation of cultural and historical resources that may be discovered on the site.
30. A building permit shall be acquired prior to start of any construction activities.
31. Prior to issuance of a certificate of occupancy, all relevant 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 subdivider and the Community Development Department shall be subject to review and determination by the City Council.
32. All above-ground features including but not limited to lighting, fire hydrants, postal boxes, electrical and related boxes, and backflow devices shall be installed outside of the public-right-of-way. All utilities shall be installed underground.

33. Hours of construction shall be limited to 6:00 AM to 7:00 PM, Monday through Saturday.
34. Construction debris shall be contained within an on-site trash bin and the project site shall be watered for dust control during construction.
35. Any non-structural fencing shall be subject to approval by the Community Development Department consistent with Standard Drawing Nos. M-3 through M-7.
36. The subdivider shall comply with all relevant components of the California Building Standards Code and associated trade codes.
37. All signage must be approved pursuant to the standards and guidelines of the Parlier Municipal Code prior to installation.
38. 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.
39. It shall be the responsibility of the subdivider to grant/secure easements as necessary for the installation and maintenance of private utilities, including but not limited to electricity, gas, telephone, and cable television.
40. Connection points for water and wastewater shall be determined by the City Engineer. Connections shall be made in accordance with City of Parlier standards and shall be coordinated with the Director of Public Utilities.
41. The applicant shall comply with the City of Parlier Cross-Connection Control Regulations contained within PMC Section 13.30.
42. The subdivider shall coordinate with Mid Valley Disposal to establish necessary solid waste procedures.

Water System Improvements

43. Any existing domestic or irrigation wells located within the project area and/or affected public right-of-way shall be abandoned consistent with City, County, and State requirements for abandoned wells
44. The improvement plans shall include the location of existing water mains, valves, and valve boxes located in adjacent streets that the proposed water system is to be connected to.
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52. No water services are allowed within drive approaches.
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AF = Acre Feet of storage below freeboard
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 I = Rainfall Intensity ($I=0.5$ feet)
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76. Striping and Signage plans shall be submitted to the City for approval.

77. Streetlights shall be installed per City Standard ST-18.

78. East Parlier Avenue

- a. E. Parlier Avenue is developed as a major arterial with 42-foot right-of-way north of centerline at this location.
- b. Developer shall install a solid block wall 12 feet north of and parallel to the northern right-of-way line of E. Parlier Avenue per City Standard M-6, such that the south side of the wall shall generally be at 54 feet from the center line.
- c. Developer shall install a 12-foot-wide landscaped area per approved plans between the northern right-of-way line of E. Parlier Avenue and the block wall.

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Peach Street

S. Rodriguez Avenue

- a. These interior streets are shown as modified residential streets, per City Standard ST-3A. The minimum requirement is a 5-foot sidewalk and curb section, and a 2-foot gutter within a 20-foot road half width to the center line of a 50-foot right-of-way.
- b. These interior streets shall be design per City Standard ST-3A with a minimum structural section of two-inch (2") asphalt concrete over four-inch (4") asphalt base rock over six-inch (6") compacted native soil. The standard is based on a minimum R-Value of 50. A stamped street structural section design shall be submitted for approval based on R-Values obtained from a certified laboratory. Recycled aggregate base may be allowed if it conforms to Caltrans specifications and is approved by the City Engineer after testing by a certified soils laboratory.
- c. Sidewalk shall be adjacent to the curb and gutter, per City Standard ST-11A and ST-12, with the back of the sidewalk at 5.0 feet from the face of curb.
- d. These 50-foot right-of-way streets will require all above ground utility features are to be located in the public utility and access easement of the lots. No such features will be allowed to be placed in the sidewalks, except they may be permitted in vaults that are flush and ADA compliant subject to approval by the City Engineer.
- e. Knuckles shall have a minimum 48-foot radius at the curb face and per requirements of Fresno County Fire Protection District/CAL FIRE.
- f. Stop signs will be required at interior streets that intersect 14th Avenue.
- g. Wheelchair ramps design to meet City Standard ST-13A shall be constructed at all intersection corners. A wheelchair ramp designed to meet City Standard ST-

13C shall be constructed on the outside curve of each knuckle at a location approved by the City Engineer. Location of residential drive approaches may obviate this condition at a particular

80. Sidewalks

- a. Sidewalks shall be constructed according to City Standard ST-12. Interior street sidewalks shall be 4.50 feet wide (5.0 feet from face of curb). S. Rodriguez Avenue sidewalks shall be 5.0 feet wide (5.5 feet from face of curb). All sidewalks shall be installed adjacent to the curb.
- b. Sidewalks shall be constructed minimum four (4) inches thick with minimum 6 sack per cubic yard concrete per State Standard Specifications.
- c. Combination driveways and sidewalk sections shall be minimum six (6) inches thick with minimum 6 sack concrete per cubic yard.
- d. The sand or native soil under all sidewalks and driveways shall be compacted to the satisfaction of the City Inspector prior to construction of the facilities.

Fees

81. Owner shall be responsible for payment of any and all outstanding planning, building, plan check, and engineering fees prior to issuance of a certificate of occupancy.
82. Concurrently with submission of improvement and/or building plans, the applicant shall deposit with the City of Parlier funds in an amount 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, which the applicant shall then deposit with the City.
83. The applicant shall pay to the City of Parlier development impact fees consistent with the City's current Development Impact Fee Schedule (May 2014), modified consistent with the 2017 Pipeline Project Development Impact Fee Program. Fees are due in full prior to issuance of the certificate of occupancy.

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CITY OF PARLIER VESTING TENTATIVE MAP NO. 6287 DEVELOPMENT IMPACT FEES Reduced by 50% pursuant to the Pipeline Project Development Impact Fee Incentive Program (Resolution No. 2017-01)					
Fee	Unit Type	Units	Fee per Unit	Subtotal	50% Reduced Total
City Management and General Services	AC	5.16	\$319.53	\$1,648.77	\$824.39
Public Safety ¹	AC	5.16	\$319.53	\$1,648.77	\$1,648.77
Storm Drainage	AC	5.16	\$2,396.47	\$12,365.79	\$6,182.89
Wastewater Treatment	EDU	28	\$1,834.11	\$51,355.08	\$25,677.54
Domestic Water	EDU	28	\$2,156.84	\$60,391.52	\$30,195.76
Fire Flow	EDU	28	\$1,078.40	\$30,195.20	\$15,097.60
City Parks	EDU	28	\$559.18	\$15,657.04	\$7,828.52
Water Hook-up	EDU	28	\$400.19	\$11,205.32	\$5,602.66
Sewer Hook-up	EDU	28	\$615.65	\$17,238.20	\$8,619.10
Total				\$201,705.69	\$101,677.23

¹ Fee reduction does not apply to Public Safety Fee.

84. The applicant shall be responsible for payment of fees to the Parlier Unified School District and shall provide the City with evidence of payment, or evidence of the District's determination that no payment is required, prior to issuance of a certificate of occupancy.
85. The applicant shall be responsible for payment of Fresno County Regional Transportation Mitigation Fees and Fresno County Public Facilities Impact Fees and shall provide the City with evidence of payment, or evidence of the County's determination that no payment is required, prior to issuance of a certificate of occupancy.

CITY OF PARLIER

1100 E. PARLIER AVENUE

PARLIER, CA 93648

Vesting Tentative Map No. 6287

Addendum to

Adopted Initial Study/Mitigated Negative Declaration for the “Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier” Project

Addressing the Proposed Modifications to the Tract Map No. 6038 Project

February 2020

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Introduction

This document is an Addendum to the adopted Initial Study/Mitigated Negative Declaration for *Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier*, a project that authorized the subdivision of 58 single-family lots and provided for up to 90 units of multifamily housing. The City, as the Lead Agency under CEQA, has prepared this Addendum in accordance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq.) and the Guidelines implementing the CEQA (California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq.).

CEQA Regulations

Section 15164 – Addendum to an EIR or Negative Declaration, states, in pertinent parts:

- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Referenced Section 15162 – Subsequent EIRs and Negative Declarations, states:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was*

certified as complete or the Negative Declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*
- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.*
- (d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.*

This Addendum, including the environmental analyses which follow, demonstrates that none of the conditions described above in Section 15162, calling for the preparation of a subsequent environmental document to the adopted Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier, would occur as a result of the proposed Vesting Tentative Map (VTM) No. 6287 Project. Therefore, the City has determined this Addendum, prepared pursuant to Section 15164 of the CEQA Guidelines, is the appropriate level of CEQA document for the proposed Project.

Project Background

On December 4, 2014, the City of Parlier adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for *Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier* (see **Appendix A**), a project for the subdivision of 58 single-family lots and construction of up to 90 multifamily units. The adopted IS/MND evaluated the impacts of the construction and operation of those multifamily dwelling units, as well as the necessary infrastructure to support the development.

Since adoption of the 2014 IS/MND, the Applicant has built the original single-family portion of the project.

Project Description

The Project, VTM. No. 6287, which occupies Outlot B of VTTM No. 6038 (Assessor's Parcel No. 355-520-60; approximately 5.16 acres), proposes to:

1. Designate the General Plan planned land use from High Density Residential to Medium-Low Density Residential;
2. Rezone the property from R-3 to R-1; and,
3. Subdivide the outlot, originally analyzed for 90 multifamily units, into 28 single-family lots with the required streets and infrastructure to support the proposed subdivision.

Additionally, the project contains a Development Agreement allowing for the reduction of Development Impact Fees. The original project was subject to the City's 2016 Development Impact Fee Incentive Program. Under that program, Development Impact Fees aside from those for public safety were reduced by 50%. Consistent with the program guidelines, VTM No. 6287 is considered a new project and would not receive the fee reduction; the development agreement allows the reduction on an ad hoc basis.

Summary of Proposed Changes		
	Approved Project	Proposed Modified Project
Planned Land Use Designation	High Density Residential	Medium-Low Density Residential
Zone District	R-3	R-1
Number of Dwelling Units	90	28
Maximum Building Height	40 feet	25 feet
Maximum Lot Coverage	50%	30%

For these reasons, for most resource areas, impacts from the modified project would be less than the impacts identified under the approved project. Since only the specific type of development, and not the physical area occupied by the proposed project (i.e., Outlot B of Tract No. 6038), will differ from the original approval, impacts to the following resource areas would not substantively change:

- Agricultural and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils

- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Tribal Cultural Resources

Specifically, the site is not designated important farmland or forest land, has no mineral resources, and would be required to be constructed in accordance with the California Building Code and the site-specific geotechnical report. In addition, the project would still be required to comply with the originally required Mitigation Measure. Furthermore, ground disturbance impacts related to cultural resources and tribal cultural resources would be the same as the approved project and the same subdivision conditions would be required. Because the modified project would be of smaller size and massing than the approved project, and the same construction noise, vibration, and emissions would be the same as the originally approved single-family residential subdivision impacts, and all previously identified permit conditions and mitigation would apply, these impacts were found to be the same, if not less than previously analyzed.

The resource areas within which the proposed modified project may result in changes to the level of impact were identified as:

- Aesthetics
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfires

In addition, the Energy and Wildfires resource areas are now included in the CEQA Checklist (as of December 28, 2018) and have been added to this analysis.

Important Note to the Reader

The California Supreme Court in a December 2015 opinion in *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal. 4th 369 (BIA v. BAAQMD) confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Therefore, the evaluation of the significance of project impacts under CEQA in the following sections focuses on impacts of the project on the environment, including whether a project may exacerbate existing environmental hazards.

Furthermore, this focused Initial Study has been formatted in accordance with the revisions to the CEQA Checklist contained in the recently-adopted revised CEQA Guidelines.

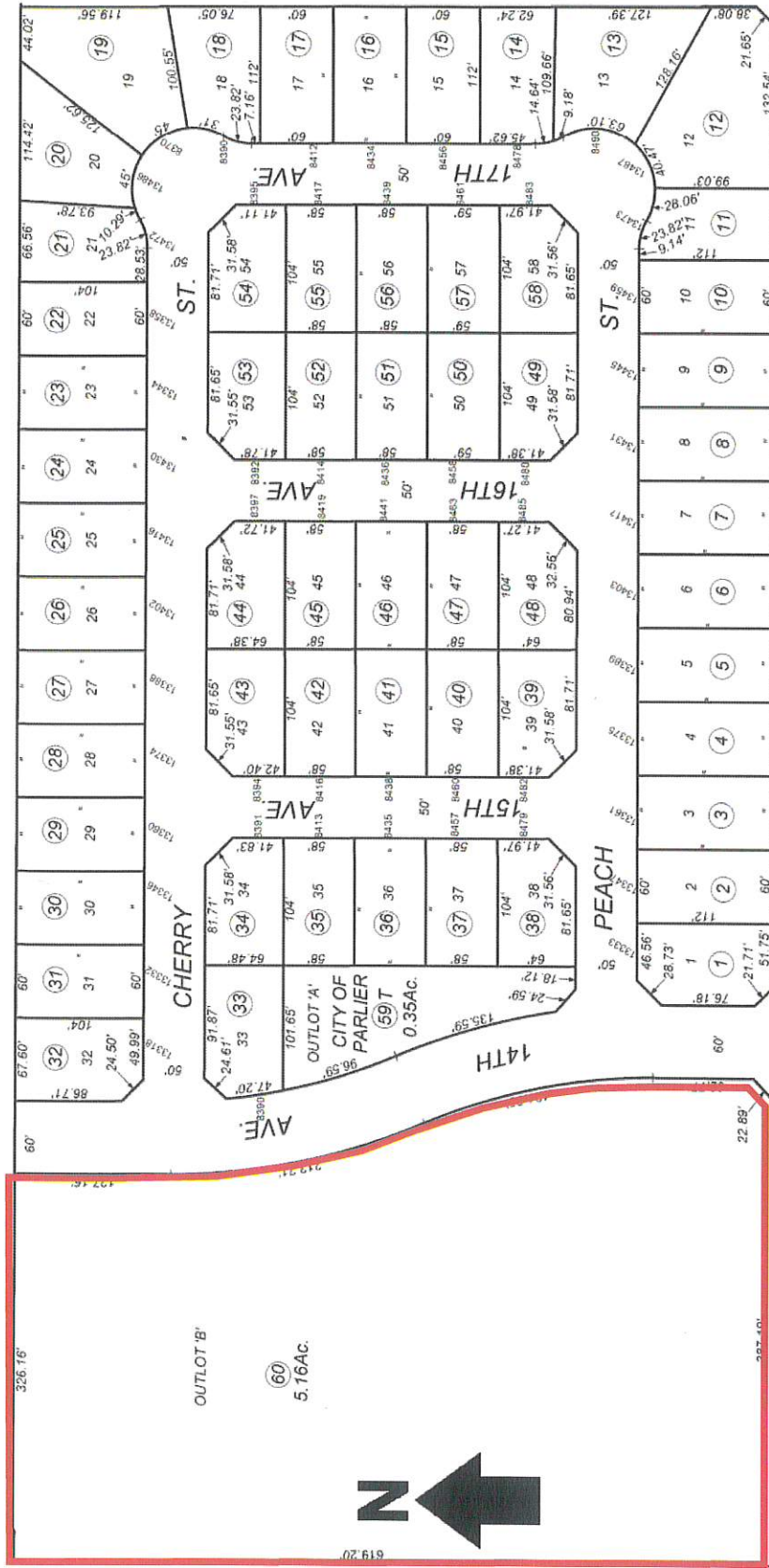
Additionally, at the time the original IS/MND was prepared, the software used to analyze air quality and greenhouse gas emissions was CalEEMod 2013.2.2. The analysis stated in the Addendum uses version 2016.3.2 for all impacts calculated using CalEEMod to better represent the impacts from one residential dwelling type and count to another.

Figure 1 - Vicinity Map



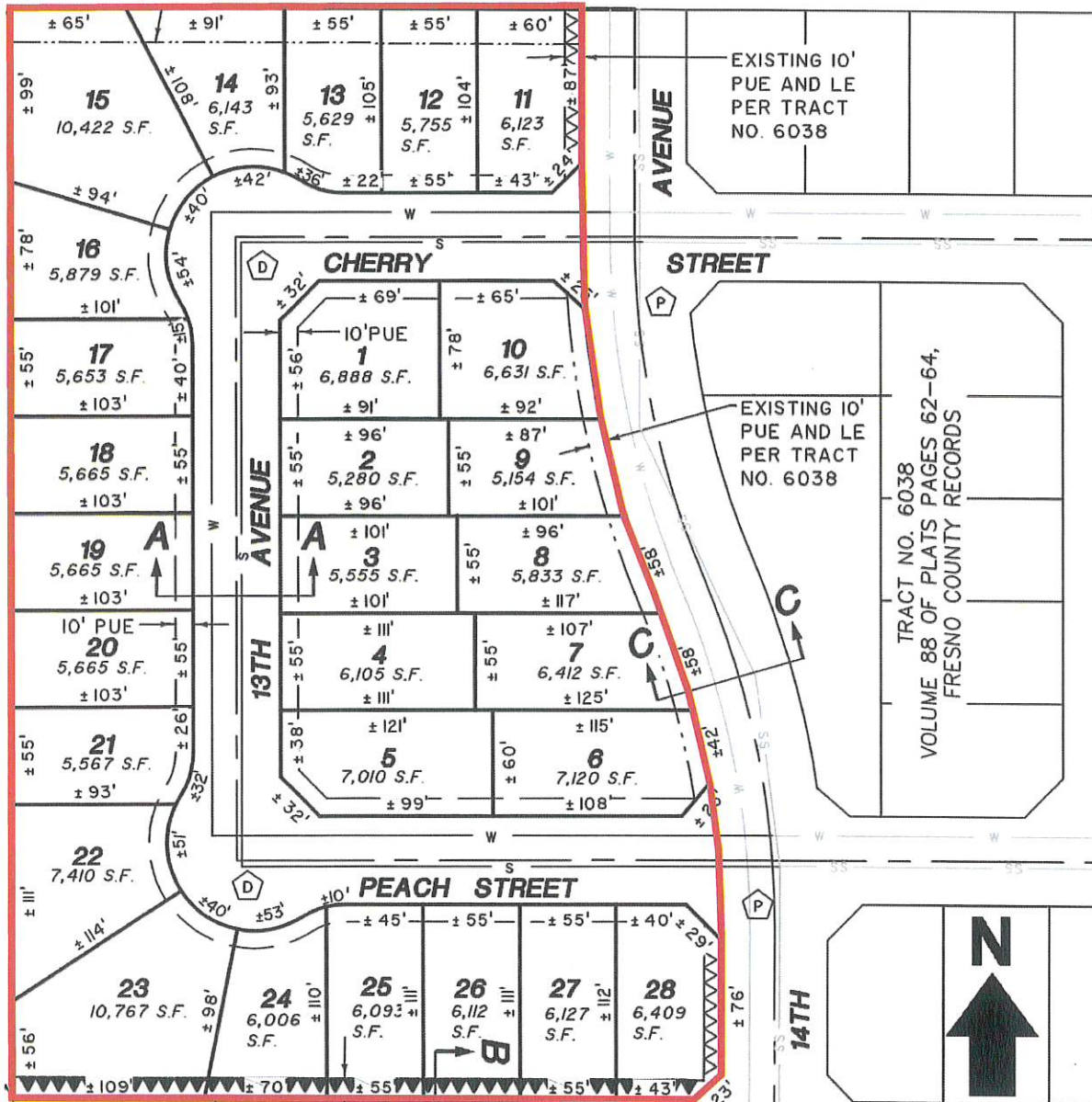
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Figure 2 – Existing Tract Map



The area bounded in red is the property that Vesting Tentative Map No. 6287 proposes to subdivide.

Figure 3 – Proposed Tentative Map



IMPACT ANALYSIS

I. AESTHETICS

The change to the 2014 approved project relevant to aesthetics is the change of height and setback requirements.

Table 1 - Aesthetics Impacts

Aesthetics					
Except as provided in Public Resources Code Section 21099, would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>

The proposed project requires the rezoning of the property from R-3 to R-1. Development standards differ between these two zone districts, primarily in height limitations. The R-1 zone district limits roof plate heights to no more than 25 feet, whereas the R-3 allows up to 40 feet. Therefore, any dwelling constructed would have to comply with the more stringent standard, reducing any effect on scenic vistas that may have occurred with a 90-unit multifamily development.

Based on these findings, the less than significant project determinations for aesthetics in the prior IS/MND are still valid for the proposed VTM No. 6287 Project.

II. AIR QUALITY

The change to the 2014 approved project relevant to air quality is the reduction and change in type of residential units.

Table 2 - Air Quality Impacts

Air Quality					
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The adopted IS/MND determined the 90 multi-family units portion of the project is generally consistent with applicable air quality plans, would not violate or significantly contribute to a known violation both individually or cumulatively, conflict with or obstruct implementation of the applicable air quality plan, or create significant objectionable odors that would potentially affect a substantial number of people. These conclusions were based on the short-term construction-generated and long-term operational emissions estimates contained in Tables 3 and 4:

Table 3 - Short-term Construction-Generated Emissions of Criteria Air Pollutants

	Total Annual Emissions (Tons/Construction Year) ⁽¹⁾					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Approved – 90 MFR Units	0.31 / 0.85	2.72 / 0.07	2.42 / 0.08	(2)	0.28 / (2)	0.19 / (2)
Modified – 28 SFR Lots	0.28 / 0.48	2.60 / 0.07	2.23 / 0.08	(2)	0.22 / (2)	0.17 / (2)
Difference	(0.03) / (0.37)	(0.12) / (2)	(0.09) / (2)	(2)	(0.06) / (2)	(0.02) / (2)
Significance Thresholds:	10	10	None	27	15	None
Exceeds Thresholds?	No	No	NA	No	No	NA
Less than MFR Project?	Yes	Yes	Yes	Yes	Yes	Yes
1. Emissions were quantified using CalEEMod, version 2016.3.2. 2. Less than 0.01 tons per year						

Table 4 - Long-term Operational Emissions of Criteria Air Pollutants

	Total Annual Emissions (Tons/Year) ⁽¹⁾					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Approved – 90 MFR Units	0.67	2.71	2.76	0.01	0.69	0.20
Modified – 28 SFR Lots	0.35	1.21	1.14	(2)	0.31	0.09
Difference	(0.32)	(1.50)	(1.62)	(2)	(0.38)	(0.11)
Significance Thresholds:	10	10	None	27	15	None
Exceeds Thresholds?	No	No	NA	No	No	NA
Less than MFR Project?	Yes	Yes	Yes	Yes	Yes	Yes
1. Emissions were quantified using CalEEMod, version 2016.3.2.						

Since the VTM No. 6287 Project does not propose to exceed the unit count previously evaluated in the adopted IS/MND, no additional or more severe criteria pollutant emissions would result from the VTM No. 6287 Project and therefore the impacts evaluated identified in the adopted 2014 IS/MND are still adequate and valid regarding potential air quality impacts resulting from the VTM No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

III. ENERGY

At the time the 2014 Initial Study/Mitigated Negative Declaration was prepared, Energy was not a required analysis and was not included. The CEQA Guidelines as adopted December 28, 2018 now include Energy in the CEQA Checklist. Accordingly, a complete checklist has been included in this Addendum. The following discussion is based upon CalEEMod Modeling prepared by Provost & Pritchard Consulting Group in November 2019. The report is attached as **Appendix B** of this document.

Table 5 - Energy Impacts

Energy					
Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Regulatory Framework

Federal

At the federal level, energy standards set by the U.S. Environmental Protection Agency (EPA) apply to numerous consumer products and appliances (e.g., the EnergyStar™ program). The EPA also sets fuel efficiency standards for automobiles and other modes of transportation.

State

Renewables Portfolio Standard Program

In 2002, California established its Renewables Portfolio Standard (RPS) Program, with the goal of increasing the percentage of renewable energy in the state's electricity mix to 20 percent of retail sales by 2010. In 2008, Executive Order S-14-08 was signed into law requiring retail sellers of electricity serve 33 percent of their load with renewable energy by 2020. In October 2015, Governor Brown signed SB 350 to codify California's climate and clean energy goals. A key provision of SB 350 requires retail sellers and publicly owned utilities to procure 50 percent of their electricity from renewable sources by 2030. SB 100, passed in 2018, requires 100 percent of electricity in California to be provided by renewable and carbon-free sources by 2045.

Building Codes

The Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the California Code of Regulations (Title 24), was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years, with the 2019 updates taking effect on January 1, 2020, further reducing California's energy consumption.

The California Green Building Standards Code (CALGreen) establishes mandatory green building standards for buildings in California. CALGreen was developed to reduce GHG emissions from buildings, promote environmentally responsible and healthier places to live and work, reduce energy and water consumption, and respond to state environmental directives. The most recent update to CALGreen went in to effect on January 1, 2020, and covers five categories: planning and design, energy efficiency, water efficiency and conservation, material and resource efficiency, and indoor environmental quality.

Local

General Plan

The General Plan Air Quality Element's Goal 5 encourages the use of energy conservation features and low-emission equipment for all new residential development, by incorporating the following policies:

- a. Coordinate with local energy providers and developers on voluntary incentive-based programs to encourage the use of energy efficient designs and equipment.
- b. Encourage the incorporation of energy conservation features in the design of all new construction and the installation of conservation devices in existing developments.
- c. Encourage energy audits of existing structures, identifying levels of existing energy use and potential conservation measures. Encourage new development not to preclude the use of solar energy systems by uses and buildings on adjacent properties. Perform an energy audit of existing public buildings within five years and retrofit where cost-effective. Develop an energy management system for public buildings.
- d. Cooperate with the local building industry, utility companies and the District to promote enhanced energy conservation standards for new construction.
- e. Encourage new residential, commercial, and industrial development to reduce air quality impacts from area sources and from energy consumption.
- f. Support the use of weatherization programs for existing residential units and businesses. Encourage the use of solar water and pool heaters and energy efficient lighting. Encourage developers to orient housing units and landscape building sites to maximize solar heating and cooling. Encourage the installation of energy efficient fireplaces and wood stoves in lieu of normal open-hearth fireplaces. Support the use of natural gas lines or electrical outlets to backyards to encourage the use of natural gas or electric barbecues, and electric gardening equipment.

The VTM No. 6287 Project consists of the construction of 28 single-family lots along with associated infrastructure and streets. The residential development will be constructed in accordance with the latest version of the California Building Code, which seeks to continually reduce energy consumption with every

iteration. The orientation of lots in the proposed subdivision allows for the placement of solar photovoltaic or water heating panels on either west- or south-facing roofs. It is not anticipated that the Project will wastefully, inefficiently, or unnecessarily consume energy resources during construction or operation at a level beyond that originally contemplated by the 2014 IS/MND. It is also not anticipated that the Project, whether during construction or operation, will conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Based on these findings, there will be no new significant impacts related to energy consumption. No further analysis is required.

IV. GREENHOUSE GAS EMISSIONS

The change to the 2014 approved project relevant to greenhouse gas emissions is the reduction and change in type of residential units.

Table 6 - Greenhouse Gas Emissions Impacts

Greenhouse Gas Emissions					
Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the following emissions estimates, the adopted IS/MND determined the 90 multi-family dwelling units would not generate a significant amount of greenhouse gas emissions, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases:

Table 7 – Short-Term Construction-Generated GHG Emissions

Construction Year	Emissions (MT CO ₂ e) ⁽¹⁾			
	Approved Project 90 Multifamily Units	Modified Project 28 Single-Family Lots	Difference	Less than Approved Project?
2020	390.89	325.32	(65.57)	Yes
2021	11.90	11.17	(0.73)	Yes
Total	402.79	336.49	(67.30)	Yes

1. Emissions were quantified using CalEEMod, version 2016.3.2.

2. Refer to **Appendix B** for modeling results and assumptions. Totals may not sum due to rounding.

Table 8 – Long-Term Operational GHG Emissions

Annual Emissions (MT CO ₂ e) ⁽¹⁾			
Approved Project 90 Multifamily Units	Modified Project 28 Single-Family Lots	Difference	Less than Approved Project?
1,331.94	616.09	(715.85)	Yes

1. Emissions were quantified using CalEEMod, version 2016.3.2.

2. Refer to **Appendix B** for modeling results and assumptions. Totals may not sum due to rounding.

The proposed Project modifications consists of a reduction in residential dwelling units and therefore will not result in greater potential for greenhouse gas emissions than those evaluated in the adopted IS/MND.

A lower amount of construction- and operations-related emissions is expected for the proposed 28-lot subdivision than the originally-approved 90-unit multifamily development.

Based on these findings, there will be no new or more severe impacts related to greenhouse gas emissions than those identified in the prior IS/MND and therefore the impacts evaluated in the adopted 2014 IS/MND are still adequate and valid regarding GHG impacts resulting from the VTM No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

VI. NOISE

The change to the 2014 approved project relevant to noise is the reduction and change in type of residential units.

Table 9 - Noise Impacts

Noise					
Would the project	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The adopted IS/MND determined that temporary impacts related to excessive noise levels, ambient noise levels, groundborne vibration and groundborne noise associated with the approved 2014 project's construction would be less than significant with adherence to the City of Parlier General Plan policies related to noise levels. The construction of fewer dwelling units would result in less construction noise for presumably less amount of time. Additionally, fewer dwelling units would result in fewer operational noises generated by residences.

Based on these findings, there will be no new or more severe impacts related to noise and groundborne vibration than those identified in the prior IS/MND and therefore the impacts evaluated in the adopted 2014 IS/MND are still adequate and valid regarding potential noise and groundborne vibration impacts resulting from the VTM No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

VII. POPULATION AND HOUSING

The change to the 2014 approved project relevant to population and housing is the decrease in residential units.

Table 10 - Population and Housing Impacts

Population and Housing					
Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The adopted IS/MND determined that the approved Project would not induce population growth in the local area and no housing or residences would be displaced as a result of the approved Project or the proposed Project modifications.

The VTM No. 6287 Project is consistent with the approved 2014 project in that it seeks to construct fewer housing units, and thus similarly would not induce population growth in the surrounding area nor displace any housing.

Based on these findings, there will be no new or more severe impacts related to population and housing than those identified in the prior IS/MND and therefore the impacts evaluated in the adopted 2014 IS/MND are still adequate and valid regarding potential population growth and housing impacts resulting from the VTM No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

VIII. PUBLIC SERVICES

The change to the 2014 approved project relevant to public services is the decrease in residential units.

Table 11 - Public Services Impacts

Public Services					
Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

The adopted IS/MND determined that the VTTM No. 6038 project would not require services in addition to or necessitate the alteration of current service levels for fire and police protection, schools, parks or other public facilities, resulting in a less than significant impact.

The VTM No. 6287 Project proposes fewer residential dwelling units, therefore putting less demand on public services. Thus, the impact to public services is less than the approved project.

Based on these findings, there will be no new or more severe impacts related to public services than those identified in the prior IS/MND and therefore the impacts evaluated in the adopted 2014 IS/MND are still adequate and valid regarding potential public service impacts resulting from the VTM Map No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

IX. RECREATION

The change to the 2014 approved project relevant to recreation is the decrease in residential units.

Table 12 - Recreation Impacts

Recreation					
Would the project:	New Potentially Significant Impact	New/Less than Significant with Mitigation Incorporated	New/Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

The adopted IS/MND determined the approved 2014 project would not include the construction of recreational facilities and would not increase the use of recreational facilities in the area.

The VTM No. 6287 Project will also not include the construction of recreational facilities and would not increase the use of recreational facilities in the area.

Based on these findings, there will be no new or more severe impacts related to recreation than those identified in the prior IS/MND and therefore the impacts evaluated in the adopted 2014 IS/MND are still adequate and valid regarding potential recreation impacts resulting from the VTM No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

X. TRANSPORTATION

The change to the 2014 approved project relevant to transportation is the change in the type and number of residential units proposed. The approved projects includes 90 multifamily units and the modified project would have 28 single-family lots.

Table 13 - Transportation Impacts

Transportation/Traffic					
Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The adopted IS/MND evaluated the potential environmental effects of the construction and operation of the 90 multifamily dwelling units. The adopted IS/MND determined that any impacts or conflicts related to the effectiveness of the circulation system, congestion management programs and levels of service standards, and adopted public transit, bicycle or pedestrian facilities, would be "No Impact" or "Less than Significant". It was also determined that the approved Project would not result in a change of air traffic patterns, increase hazards due to roadway design features or result in inadequate emergency access.

While single-family residential typically generates more trips on a per-dwelling unit basis, the reduction in dwelling units results in a net decrease in trip generation than the adopted IS/MND evaluated. The following table uses the same data and trip generation rate as the 2014 IS/MND.

Table 14 – Trip Generation Calculation

	ITE Code	Average Weekday		7-9 AM Peak Hour			4-6 PM Peak Hour		
		Rate	Total	Rate (% Split)	Enter	Exit	Rate (% Split)	Enter	Exit
Approved 90 MFR Units	220	6.65	599	0.51 (20 / 80)	10	36	0.62 (65 / 35)	37	19
Modified 28 SFR Lots	210	9.52	267	0.75 (25 / 75)	5	16	1.00 (63 / 37)	18	10
Difference			(332)		(5)	(20)		(19)	(9)
Less than Approved Project?			Yes		Yes	Yes		Yes	Yes

The above table indicates that a 28-lot single-family residential development would create approximately 330 fewer daily trips, 25 fewer peak morning trips, and 28 fewer peak afternoon trips. The proposed street layout, required to comply with Public Works and Fire Department Standards, will not only be adequate for emergency access, but will also be designed to accommodate safe residential travel movements, incorporating non-through streets.

Based on these findings, there will be no new or more severe impacts related to traffic than those identified in the prior IS/MND and therefore the impacts evaluated in the adopted 2014 IS/MND are still adequate and valid regarding potential traffic impacts resulting from the VTM No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

XI. TRIBAL CULTURAL RESOURCES

Table 15 - Tribal Cultural Resources Impacts

Tribal Cultural Resources					
Would the project:	New Potentially Significant Impact	New/Less than Significant with Mitigation Incorporated	New/Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Assembly Bill (AB) 52 (Gatto, 2014) was signed into law by the Governor on September 25, 2014. The bill amended the CEQA Statutes, adding Section 21080.3.1 to the Public Resources Code requiring Lead Agencies to provide certain notifications to, and engage in consultations with, California Native American Tribes who have submitted written requests for such to the Lead Agency. The expressed provisions of AB 52 contained in PRC 21080.3.1 were required to be applicable prospectively only to negative declarations, mitigated negative declarations and environmental impacts reports for projects that had a Notice of Preparation of EIR, or a Notice of Intent to Adopt a Negative Declaration issued *after* July 1, 2015. Further, all California Native American Indian Tribes were initially given a year, until July 1, 2016 to submit requests for notification to Lead Agencies. AB 52 also directed that a new category of resources called "tribal cultural resources" be established. This new category (above) was hence established with the CEQA Guidelines effective July 2015.

A Notice of Determination was filed for the approved project on April 8, 2014, before the July 1, 2015 effective date of AB 52. Consequently, the project was not subject to the requirements of AB 52. Further, the District notified California Native American Tribes and only received a response from the Dunlap Band of Mono Indians, who expressed no concerns with the project. Finally, the provisions of AB 52 are limited to negative declarations, mitigated negative declarations and environmental impacts reports as expressly set forth in PRC Section 21080.3.1 and therefore, are not applicable to Addenda. No further analysis is required.

XII. UTILITIES AND SERVICE SYSTEMS

The change to the 2014 approved project relevant to utilities and service systems is the decrease in residential units on-site.

Table 16 - Utilities and Service Systems Impacts

Utilities and Service Systems					
Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reductions goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The adopted IS/MND determined that the approved 90-unit multifamily project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board, would be served by existing water and wastewater collection and treatment systems, as well as existing landfills.

The proposed modifications would reduce the amount of wastewater and solid waste generated, and water consumed.

Table 17 – Annual Utility and Service System Impacts

	<i>Solid Waste (tons)</i>	<i>Water Consumption (Mgal)</i>	<i>Wastewater Generation (Mgal)</i>	<i>Electricity Consumption (kWh)</i>	<i>Natural Gas Consumption (kBtu)</i>
<i>Approved – 90 MFR Units</i>	41.4	9.56	5.86	420,977	1,272,280
<i>Modified – 28 SFR Lots</i>	28.8	2.97	1.82	245,301	732,067
<i>Difference</i>	(12.6)	(6.59)	(4.04)	(175,676)	(540,213)
1. Calculations were quantified using CalEEMod, version 2016.3.2. 2. Refer to Appendix B for modeling results and assumptions. Totals may not sum due to rounding.					

Based on these findings, there will be no new or more severe impacts related to public utilities than those identified in the prior IS/MND and therefore the impacts evaluated in the adopted 2014 IS/MND are still adequate and valid regarding potential utilities and service systems impacts resulting from the VTM No. 6287 Project. The impacts of the proposed modifications are consistent with adopted impact determinations noted above. No further analysis is required.

XX. WILDFIRE

At the time the 2014 Initial Study/Mitigated Negative Declaration was prepared, wildfire was not a required analysis and was not included. The 2019 CEQA Guidelines (adopted December 28, 2018) now include wildfire in the CEQA Checklist. As a result, a complete checklist has been included in this Addendum.

The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.

Table 18 - Wildfire Impacts

Wildfire					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones; therefore, the project would not result in wildfire impacts.

XXI. CEQA MANDATORY FINDINGS OF SIGNIFICANCE

Table 19 - Mandatory Findings of Significance Impacts

Mandatory Findings of Significance					
Would the project:	New Potentially Significant Impact	New Less than Significant with Mitigation Incorporated	New Less than Significant Impact	Same Impact as Approved Project	Less Impact than Approved Project
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

The adopted 2014 IS/MND determined there would be less than significant impacts for items a), b), and c) noted above in XXI, provided recommended mitigation measures were adopted. Said mitigation measures were adopted in the 2014 IS/MND and are therefore still applicable to the VTM No. 6287 Project as noted within evaluations contained in the following topical sections:

VIII. Greenhouse Gas Emissions:

Previously Adopted Mitigation Measure:

The following measures shall be implemented to reduce greenhouse gas emissions related to the development:

- a. The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Streets within the project shall have sidewalks on both sides. Pedestrian facilities and improvements such as wider sidewalks and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access. Estimated GHG reduction: 1-10%
- b. Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and nonresidential uses that impede bicycle or pedestrian circulation are eliminated. Estimated GHG reduction: 1 — 10%
- c. The Project shall install Energy Star labeled roof materials. Estimated GHG reduction: 0.5-1%.
- d. The Project shall optimize building's thermal distribution by separating ventilation and thermal conditioning systems. Estimated GHG reduction: 1 — 10%
- e. The Project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Estimated GHG reduction: 0.50%
- f. Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Estimated GHG reduction: 1%

Determination

As demonstrated in the preceding Analysis section, the proposed VTM No. 6287 Project would not result in, or require, changes to previous impact determinations or mitigation requirements as identified in the 2014 Initial Study/Mitigated Negative Declaration. None of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. Therefore, in accordance with California Environmental Quality Act (CEQA) Section 15164, *Addendum to an EIR or Negative Declaration*, the District, acting as the Lead Agency under CEQA, has appropriately prepared this Addendum.

APPENDICES

Appendix A: April 2014 Adopted Initial Study & Mitigated Negative Declaration and Adopted Mitigation Monitoring and Reporting Program

Appendix B: CalEEMod Modeling Results

APPENDICES

**Appendix A: April 2014 Adopted Initial Study & Mitigated Negative Declaration and
Adopted Mitigation Monitoring and Reporting Program**



City of Parlier, California
NOTICE OF DETERMINATION

FILE
E201410000089
APR 08 2014

TO: _____ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: The City of Parlier
1100 E. Parlier Avenue
Parlier, CA 93648

FRESNO COUNTY CLERK
By A. Sandoval
DEPUTY

X County Clerk, County of Fresno

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Vesting Tentative Tract Map No. 6038, General Plan Amendment, Prezone, and Annexation to the City of Parlier

State Clearinghouse Number (if submitted to OPR): Not Applicable

Contact Person: Bruce O'Neal, Contract Planner 559/256-4250

Project Location: The project site is 20.03 acres located on the northwest quadrant of Parlier and Mendocino Avenues (APN 355-021-08).

Project Description: The project consists of Vesting TTM 6038 for 58 single-family lots, Lot 59 for multifamily development, rezoning of the site, and annexation to the City of Parlier.

This is to advise that the City of Parlier has approved the above-described project and has made the following determinations regarding the project:

1. The project will _____, will not X, have a significant effect on the environment.
2. _____ An EIR was prepared pursuant to the provisions of CEQA.
X A Negative Declaration was prepared pursuant to the provisions of CEQA

The EIR or Negative Declaration and record of project approval may be examined at the City of Parlier, 1100 E. Parlier Avenue, Parlier, CA 93648.

3. Mitigation measures were X, were not _____, made a condition of approval of the project.
4. A Statement of Overriding Considerations was _____ was not X, adopted for this project.

Signature

Contract Planner
Title

Date: 4/3/14

CITY OF PARLIER MITIGATED NEGATIVE DECLARATION

Filed with: County Clerk

Finding: The City of Parlier has determined that the project described below will not have a significant effect on the environment following incorporation of mitigation measures; therefore, preparation of an Environmental Impact Report is not required.

Lead Agency: City of Parlier

Project Applicant: Adobe Development Corporation
6670 N. West Avenue, Suite 102
Fresno, CA 93711

Project Title, File No.: Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier

Project Location: The project site is 20.03 acres located on the northwest corner of Parlier and Mendocino Avenues (APN 355-021-08).

Project Description: The project consists of Vesting TTM 6038 for 58 single family lots and Lot 59 which is proposed for multifamily development. A General Plan Amendment is proposed to shift approximately five acres of High Density Residential designated on the Parlier General Plan from the corner of Parlier and Mendocino Avenues to Lot 59 of the tract map adjacent to Martinez Elementary School. This High Density designation would allow for up to 90 units of multifamily housing. The single family portion of the tract map would be rezoned R-1 while Lot 59 would be rezoned R-3. Should the project be approved by the City, an application would be submitted to the Fresno Local Agency Formation Commission (LAFCO) for annexation to the City.

Environmental Assessment: The Initial Study for this project is available for review at the City of Parlier Community Development Department, 1100 E. Parlier Avenue, Parlier, CA.

Justification for Negative Declaration: The City of Parlier has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity after incorporation of mitigation measures. Accordingly, approval of a Mitigated Negative Declaration for the project is in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The City finds that the proposed project can be adequately served by public services including public utilities (sewer and water), police and fire protection services, and the Parlier Unified School District. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, or interfere with the movement of any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

Contact Person: Mr. Shun Patlan, Community Development Director - Phone: (559) 646-3545.

E201410000089

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201410000089

Lead Agency: CITY OF PARLIER Date: 04/08/2014
County Agency of Filing: FRESNO COUNTY CLERK Document No: E201410000089
Project Title: VESTING TENTATIVE TRACE MAP NO. 6038, GENERAL PLAN AMENDMENT, PREZONE
Project Applicant Name: CITY OF PARLIER Phone Number: (559) 256-4250
Project Applicant Address: 1100 E. PARLIER AVENUE, PARLIER, CA 93648
Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
NOTICE OF DETERMINATION	\$	2181.25
Total Received	\$	2231.25

Signature and title of person receiving payment: 



City of Parlier

Response to Comments

Initial Study Proposed Mitigated Negative Declaration

**Vesting TTM 6038; General Plan Amendment;
and Prezone/Annexation to the City of Parlier
(Adobe Development Corporation)**

March 2014

Prepared for the City of Parlier by

Land Use Associates
286 W. Cromwell Avenue
Fresno, CA 93711

An Initial Study was prepared for Vesting TTM 6038; General Plan Amendment; and Prezone/Annexation to the City of Parlier. The Initial Study identified no significant effects to the environment with the incorporation of mitigation measures. On this basis, a Mitigated Negative Declaration has been prepared. The proposed Mitigated Negative Declaration was circulated for public comment and two written comments were received and are attached.

1. The San Joaquin Valley Air Pollution Control District comments that the project would have no significant impacts on air quality but would be subject to various rules and regulations of the District, including Rule 9510 (Indirect Source Review) and payment of any required mitigation fees.
2. The Fresno County Fire Protection District has no significant concerns with the proposal. The comment letter list lists various requirements of the District for review and approval.

The comment letters do not change the conclusions of the Mitigated Negative Declaration or result in additional mitigation measures. On this basis, it is recommended that the Mitigated Negative Declaration be adopted by the Parlier City Council.



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



January 21, 2014

Shun Patian
City of Parlier
Community Development Office
1100 East Parlier Avenue
Parlier, CA 93648

Agency Project: Proposed Mitigated Negative Declaration for Vesting TTM 6038; General Plan Amendment; and Prezone/Annexation to the City of Parlier

District CEQA Reference No: 20140006

Dear Shun Patian:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of 58 single family lots and 90 units of multifamily development located in Parlier, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit.

Sayed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 567-6400 FAX: (209) 567-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34948 Flyover Court
Bakersfield, CA 93308-9725
Tel: 861-392-5600 FAX: 861-392-5585

www.valleyair.org

www.healthyliving.com

If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Ms. Debbie Johnson at (559) 230-5817.

Sincerely,

David Warner
Director of Permit Services

Debbie Johnson

Arnaud Marjollet
Permit Services Manager

DW:dj



FRESNO COUNTY FIRE

PROTECTION DISTRICT

210 South Academy Avenue
Sanger, California 93657
Telephone: (559) 493-4300
Fax: (559) 875-7451
www.fresnocountyfire.org

January 13, 2014

Shun Patlan, City of Parlier

643 Quince Street
Mendota, Ca. 93640
Bus (559) 655-4298
Fax (559) 655-4064

Transmitted by Email to: commdev@parlier.ca.us

RE: **Reference Application #:TTM#6038**

Name of Applicant:ADOBE DEVELOPMENT CORP

Address of Project:NWC PARLIER & MENDOCINO AVE

City, State & Zip of Project:PARLIER, CA

Fresno County Fire Protection District (FCFPD) has performed a preliminary review of the project, and has not identified any significant concerns with the overall proposal. All application types stated below **SHALL** comply with California Code of Regulations Title 24 – Fire Code. After you have received your FCFPD conditions of approval for your project, submit your plans to the City of Parlier Building and Planning for review and approval. It is the **Applicants Responsibility** to deliver **three** sets of reviewed and approved plans (1 original, 2 copies) to the FCFPD.

Application Types

Site Plan Review (SPR)

Director Review Application (DRA)

Conditional Use Permit (CUP)

Tentative Parcel Map (TPM, TPMW)

Pre-Application for Certificate of Compliance (PCOC)

Initial Study Application (ISA)

Variance Application (VA)

General Plan Application (GPA)

Tentative Tract Map (TTM)

Your project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the FCFPD please visit our website at www.fresnocountyfire.org and fill out the Fire Permit Application to submit with your plans. A determination will be made and information provided to you on how to join the CFD based on your application.

Please contact the FCFPD at **(559) 493-4359** to schedule an over the counter meeting to discuss the specific requirements for your project. Failure to schedule an appointment with the FCFPD will effect your ability to obtain a final for you're project.

Please Note -- requirements for your project may include but are not limited to:

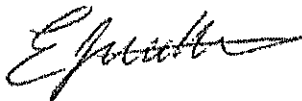
Water Flow Requirements
Water Storage Requirements
Fire Pumps
Road Access

Fire Hydrants
Fire Sprinklers Systems
Fire Alarm Systems
Premises Identification

Sincerely,

MARK J JOHNSON
Interim Fire Chief

By



ERIC WATKINS, BATTALION CHIEF
Law Enforcement/Fire Prevention



City of Parlier

Initial Study Proposed Mitigated Negative Declaration

**Vesting TTM 6038; General Plan Amendment;
and Prezone/Annexation to the City of Parlier
(Adobe Development Corporation)**

December 2013

Prepared for the City of Parlier by

Land Use Associates
286 W. Cromwell Avenue
Fresno, CA 93711

CITY OF PARLIER PROPOSED MITIGATED NEGATIVE DECLARATION

Filed with: County Clerk

Finding: The City of Parlier has determined that the project described below will not have a significant effect on the environment following incorporation of mitigation measures; therefore, preparation of an Environmental Impact Report is not required.

Lead Agency: City of Parlier

Project Applicant: Adobe Development Corporation
6670 N. West Avenue, Suite 102
Fresno, CA 93711

Project Title, File No.: Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier

Project Location: The project site is 20.03 acres located on the northwest corner of Parlier and Mendocino Avenues (APN 355-021-08).

Project Description: The project consists of Vesting TTM 6038 for 58 single family lots and Lot 59 which is proposed for multifamily development. A General Plan Amendment is proposed to shift approximately five acres of High Density Residential designated on the Parlier General Plan from the corner of Parlier and Mendocino Avenues to Lot 59 of the tract map adjacent to Martinez Elementary School. This High Density designation would allow for up to 90 units of multifamily housing. The single family portion of the tract map would be rezoned R-1 while Lot 59 would be rezoned R-3. Should the project be approved by the City, an application would be submitted to the Fresno Local Agency Formation Commission (LAFCO) for annexation to the City.

Environmental Assessment: The Initial Study for this project is available for review at the City of Parlier Community Development Department, 1100 E. Parlier Avenue, Parlier, CA.

Justification for Negative Declaration: The City of Parlier has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity after incorporation of mitigation measures. Accordingly, approval of a Mitigated Negative Declaration for the project is in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The City finds that the proposed project can be adequately served by public services including public utilities (sewer and water), police and fire protection services, and the Parlier Unified School District. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, or interfere with the movement of any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

Contact Person: Mr. Shun Patlan, Community Development Director - Phone: (559) 646-3545.

INITIAL STUDY

Vesting TTM 6038; General Plan Amendment; and Prezone/ Annexation to the City of Parlier (Adobe Development Corporation)

This document has been prepared to facilitate an objective assessment of the potential environmental impacts associated with the proposed project described below. The Initial Study has been prepared in accordance with the requirements of CEQA and the CEQA Guidelines. The Initial Study is an informational document designed to aid decision-makers in their deliberations on the project. The Parlier City Council will consider the information contained in this document prior to making a decision to approve or deny the project. Fresno LAFCO will also use the Initial Study for its deliberations on the proposed annexation of the project site to the City of Parlier.

Project Description/Proposal: The project consists of project entitlements to allow development of a 58-unit subdivision on a portion of a 20.03 acre site located at the northwest quadrant of Parlier and Mendocino Avenues. The western 5.2 acres of the parcel are proposed for 90 multifamily units and would be developed as a future phase. The site is currently fallow land.

Vesting Tentative Tract Map 6038: The vesting tentative tract map provides 58 single family residential lots with a minimum lot size of 6,000 square feet. Lot 59 on the western portion of the site is proposed for multifamily development.

General Plan Amendment: The Parlier General Plan adopted in 1999 designates approximately five acres at the corner of Parlier and Mendocino Avenues for High Density Residential land use. High Density allows up to 21.8 units per acre. It is proposed by the applicant that the General Plan be amended by shifting the High Density designation to the western side of the project site adjacent to Martinez Elementary School on Lot 59 of the tract map. That portion of the site now designated High Density would be amended to Medium Density Residential.

Prezoning: In accordance with LAFCO requirements, the site must be prezoned prior to annexation. Prezoning is proposed to R-1 for the single family portion of the project and to R-3 for Lot 59.

Annexation to the City of Parlier: The site is unincorporated and requires annexation to the City. The site is currently zoned AE-20 (Fresno County). Prezoning and approval of the tract map are requirements of the annexation process and would only become effective with recording of the annexation.

Figure 1 shows the location on the Parlier General Plan as well as the proposed General Plan amendment. Figure 2 is the specific APN location. Figure 3 shows Vesting TTM 6038 and the proposed prezoning.

Background

In 2007, Vesting TTM 5438 was submitted to the City of Parlier by Mission Homes for the subject property. No initial study was prepared and the project did not move forward. The City determined that the application, and therefore the map, has expired due to inactivity. A new application was filed for the property using the old map number, and the City determined that a new tract map number must be requested from Fresno County. Vesting TTM 6038 has been assigned to the map, and the Initial Study references the new map number when analyzing potential project impacts.

Figure 2: APN Location

355-02

Tax Rate Area

7-000 7-015
7-005 7-020
7-008 7-026
7-011 7-027
7-028

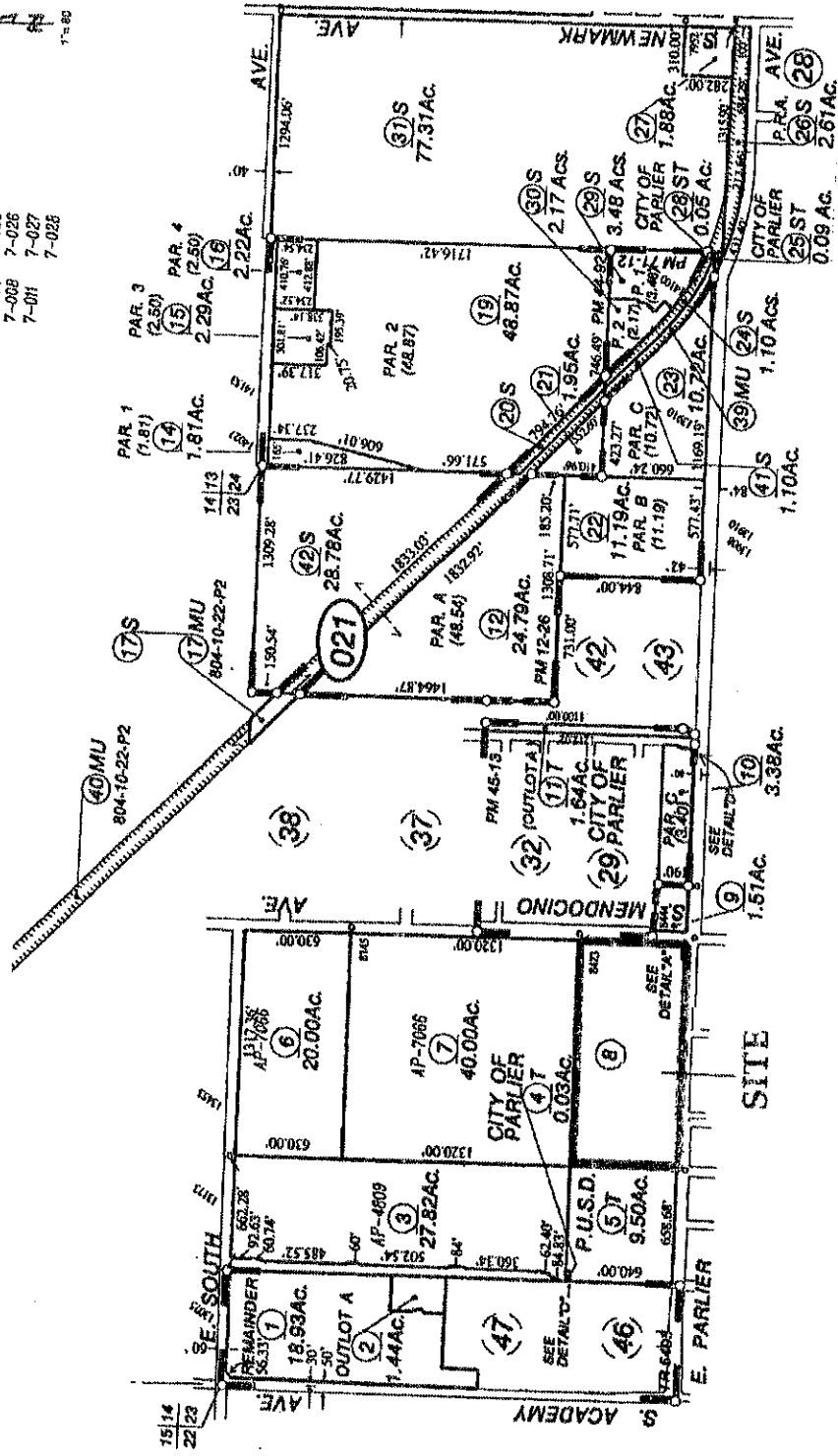
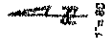
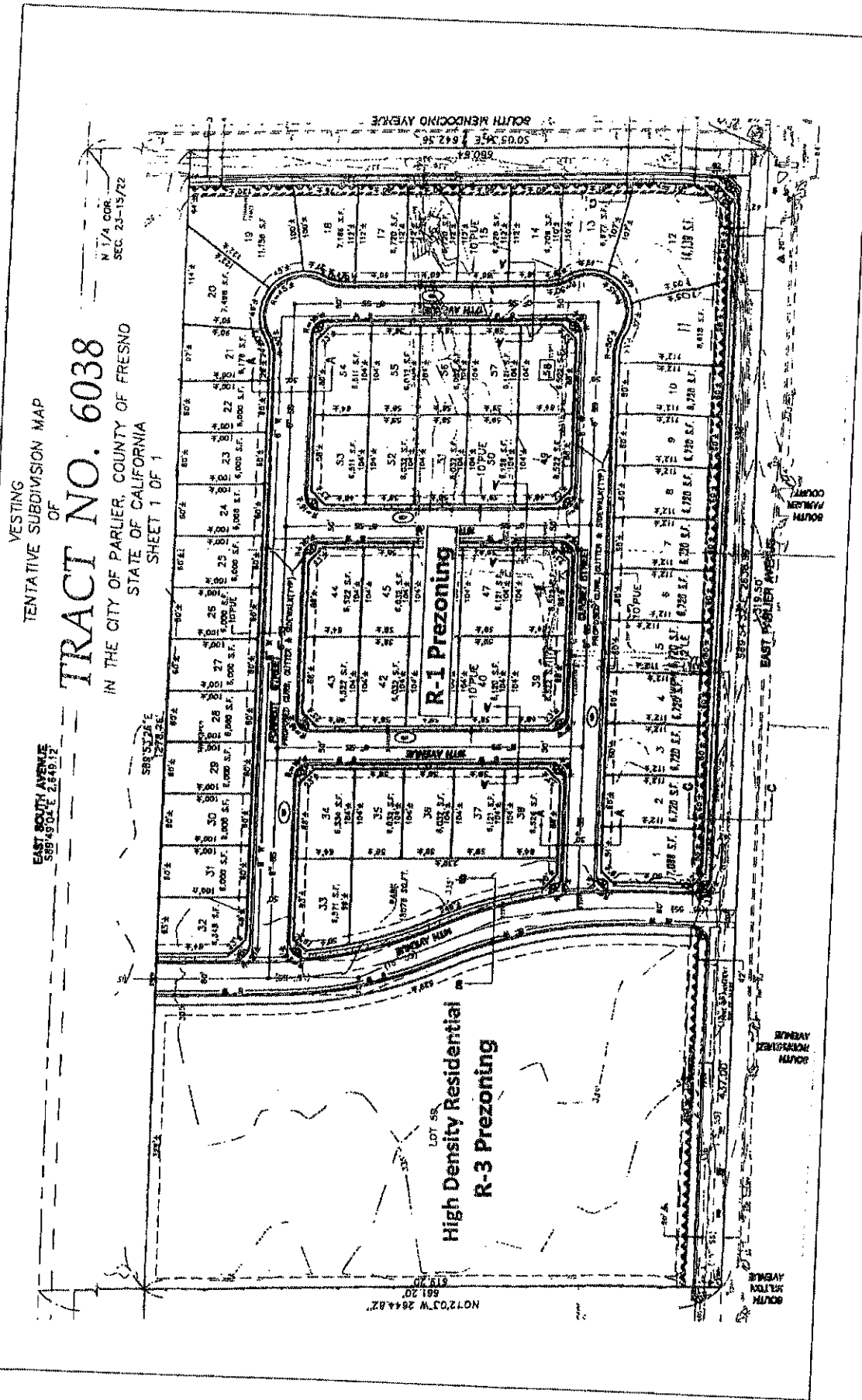


Figure 3: TTM No. 6038 and Proposed Prezoning

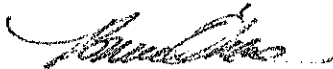


ENVIRONMENTAL CHECKLIST

VESTING TTM NO. 6038 AND PREZONE/ ANNEXATION

ENVIRONMENTAL DETERMINATION: On the basis of the evaluation of the impact areas contained within the Environmental Checklist:

- ☐ 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 because mitigation measures have been proposed to reduce identified impacts to a less than significant level and have been 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 shall focus 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

December 2, 2013
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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 Impact With Mitigation. 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.

Less Than Significant Impact. This category is identified when the 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 issue area. "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.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a source of substantial light or glare which would adversely affect day or nighttime views ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less Than Significant Impact.** The visual environment will change from a rural, farming viewshed to an urban setting. Site development will alter the existing visual environment as the area north of the site remains in agricultural use. This is considered a temporary condition, however, as lands directly to the north are planned for residential uses and properties to the northwest are approved for single family development and have been annexed. Land south of Parlier Avenue is developed with residential uses, and the subject site is adjacent to Martinez Elementary School on the west. East of the site are apartments and a grocery store. This is a developing urban area, and site development could be considered infill of vacant urban property. The general plan and zoning ordinance contain standards for landscape setbacks and general architectural character that will limit visual impacts to a less than significant level.

b) **No Impact.** The project site does not contain scenic resources including trees, rock outcroppings, or historic buildings.

c) **No Impact.** The proposed residential project will not degrade the existing visual character or quality of the site and its surroundings.

d) **Less Than Significant Impact.** The proposed residential project will not create a new source of substantial light or glare that would adversely affect day or nighttime views. Standard residential street lighting will conform to city standards and is needed for safety and security.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps of the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, timberland, or timberland zoned Timberland Production?	<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 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"/>

a) Less Than Significant Impact. The site is 20.03 acres in size and has been used for many years for agriculture and, although now fallow, was recently planted to fruit trees. Because the site is planned for urban development and is proposed for annexation, it is unlikely that productive farming would continue. Lands outside the City's Sphere of Influence will be preserved for long-term agriculture. Growth within the City will reduce the potential for development on prime agricultural land outside the City and conversion of this agricultural land to urban uses is not considered significant.

A right-to-farm covenant will be required by both the City of Parlier as a condition of tract map approval and by Fresno LAFCO as a condition of annexation.

b) No Impact. The project site is planned for urban uses and is not subject to a Williamson Act Contract. Land to the north planned for residential development is subject to a Williamson Act Contract. A notice of non-renewal was filed on this property and the Fresno County Board of Supervisors approved the tentative cancellation. As this time, however, the property owner has not paid the cancellation fees and the contract remains in effect.

c) No Impact. There is no forest land in the Parlier area.

d) No Impact. There is no forest land in the Parlier area.

e) No Impact. The project will not involve other changes in the existing environment that could result in conversion of farmland as the site is within the City's Sphere of Influence, is planned for urban use, and will provide for long-term residential development and growth for the City.

III. AIR QUALITY

Projects under consideration by Parlier are referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comment. Recommended mitigation measures provided by the Air District are typically incorporated in the project prior to approval.

Would the project:		Potentially Significant Impact	Less than Significant Impact With Mitigation	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 type="checkbox"/>	<input checked="" 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 (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 type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Substantially alter air movement, moisture, or temperature, or cause any substantial change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) No Impact. The Project is within the San Joaquin Valley Air Basin managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). 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, lead, hydrogen sulfide, Vinyl Chloride and visibility.

Areas are classified under the Federal Clean Air Act as either "attainment" or "non-attainment" areas for each criteria pollutant based on whether the NAAQS have been achieved or not. The California Air Resources Board (CARB) determines attainment relative to the State standards. The San Joaquin Valley (SJV) is designated as a State and Federal non-attainment area for O₃, and PM_{2.5} and a Federal attainment area for PM₁₀. It is a State and Federal attainment area for CO, SO₂, NO₂, and Pb (SJVAPCD, 2013).

The Project would not conflict with or obstruct the implementation of air quality management standards. Standards set by the SJVAPCD, CARB, and Federal agencies relating to the Project would continue to apply.

b) Less Than Significant Impact. The San Joaquin Valley is designated as a Federal and State non-attainment area for O₃ and PM_{2.5}, and a Federal attainment area for PM₁₀. The SJVAPCD is the regional agency that regulates air permitting and maintains an extensive air quality monitoring network to measure criteria pollution concentrations throughout the San Joaquin Valley air basin.

The project includes 58 single family dwellings and 90 units of multifamily housing. The assumption is that construction on the multifamily units will not be concurrent with the single family portion but will be subsequent to completion of that phase. The total project area to be developed is approximately 20 acres of vacant land. When the project is occupied, the primary source of pollutants will be passenger vehicles. At buildout, estimated traffic generation would be 1,151 daily weekday trips, of which 90 would occur during the a.m. peak and 114 would occur during the p.m. peak. The CalEEMod Version 2013.2.2 (see Attachment A) was used to estimate construction and operation emissions for the project. The recommendations of SJVAPCD staff in regards to emission calculations and estimated fleet mixes were also followed. The modeling results are provided in Table 1 and are under the thresholds of significance for tons of emissions per year.

Table 1: Project Construction and Operation Emissions

	VOC (ROG) (tons/year)	NO _x (tons/year)	PM ₁₀ (tons/year)
Total Project Unmitigated Construction & Operation Emissions (Single Family)	2.05	3.47	1.17
Total Project Unmitigated Construction & Operation Emissions (Multifamily)	2.49	5.15	1.17
Total Project Emissions	4.54	8.62	2.34
Threshold of Significance (per year)	10	10	15

Source: CalEEMod, Version 2013.2.2

Regulation VIII measures, listed in Table 2, are SJVAPCD mandated requirements for any type of ground moving activity and would be adhered to during construction of the Project. Implementation of Regulation VIII measures would reduce construction related PM₁₀ emission impacts to less than significant. As demonstrated in Table 1, Project construction and operation emissions would be under the significance threshold, and are therefore considered less than significant.

**Table 2: San Joaquin Valley Air Pollution Control District
Regulation VIII Control Measures for Construction Emissions of PM₁₀**

All disturbed areas, including storage piles, which are not actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizers/suppressants, covered with a tarp or other similar cover, or vegetative ground cover.
All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions during construction using water or chemical stabilizer suppressant.
All land clearing, grubbing, scraping, excavation, land leveling, grading cut and fill, and demolition activities during construction shall be effectively controlled of fugitive dust emissions utilizing application of water or pre-soaking.
When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from top of container shall be maintained.
All operations shall limit, or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.

Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.

Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site at the end of each workday.

Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.

In addition, the project will be subject to Rule 9510, Indirect Source Review, which will require calculation of air emissions and payment of fees, as applicable, to mitigate project impacts.

c) Less Than Significant Impact. During construction, air quality impacts would be less than SJVAPCD thresholds for non-attainment pollutants and operation of the project would not result in impacts to air quality standards for criteria pollutants. Accordingly, net increases of non-attainment criteria pollutants would not be significant for the proposed project.

d) Less Than Significant Impact. Section 3 of the Guide for Assessing and Mitigating Air Quality Impacts defines a sensitive receptor as a location where human populations, especially children, seniors, and sick persons are present and where there is a reasonable expectation of human exposure to pollutants. Sensitive receptors normally refer to people with heightened sensitivity to localized, rather than regional pollutants. There are several hundred residences and a school within one mile of the project site; however, concentrations of pollutants would not pose a hazardous threat to any sensitive receptors as emissions resulting from the project would be below significance thresholds. The impact would be less than significant.

e) No Impact. The Project would not be a source of odors; therefore, there would be no impact.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species identified 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat 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"/> |

a) **Less Than Significant Impact.** The site has been disturbed by agricultural uses. As fallow land, the site is regularly disked for fire prevention and does not provide intrinsic habitat value for transient and foraging special status animals. Therefore, potential habitat for any species with special status has been greatly diminished.

b) **No Impact.** The project site contains no riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

c) **No Impact.** The project site contains no federally protected wetlands as defined by Section 404 of the Clean Water Act.

d. **No Impact.** The project site contains no watercourses or wildlife movement corridors.

e. **No Impact.** The project will not conflict with any local policies or ordinances protecting biological resources.

f. **No Impact.** There are no adopted Habitat Conservation Plans in the Parlier area.

III. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 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 formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less Than Significant Impact. There are no known historical resources located on the project site. Should archeological or human remains be encountered during development, the proposed project shall comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources.

b) Less Than Significant Impact. Although there are no known archaeological resources located in the study area, the project could result in disturbance of subsurface archaeological resources during excavation and/or grading. If this occurs, the developer will comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources.

c) Less Than Significant Impact. There are no known paleontological resources located in the study area. The project may have the potential to directly or indirectly destroy a paleontological resource. If any paleontological materials are uncovered during project activities, work in the area shall halt until professional resources evaluation and/or data recovery excavation can be planned and implemented.

d) Less Than Significant Impact. Should any human remains be discovered during grading and construction, the Fresno County Coroner must be notified immediately. The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission [NAHC] if the remains are Native American. The most likely descendants then have 24 hours to recommend proper treatment or disposition of the remains, following NAHC guidelines.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting septic tanks or alternative disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a.

i. Less Than Significant Impact. Due to the geology of the Parlier area and its distance from active faults, the potential for seismic impacts is minimal. Potential seismic hazards will be addressed through compliance with *The California Building Code* enforced by the City of Parlier to ensure the safe construction of all structures and facilities.

ii. Less Than Significant Impact. The most likely source of potential ground shaking is the San Andreas Fault and the Owens Valley fault systems. Taking into account the distance to these faults, the potential for ground motion is minimal.

iii. No Impact. Soil types are coarse and not conducive to liquefaction. In addition, the maximum ground surface accelerations attributed to this area are too low to produce the shock necessary to initiate liquefaction.

iv. No Impact. The project will not result in or expose people to potential impacts from landslides or mudflows.

b. No Impact. Standard required construction practices and compliance with City ordinances and regulations, *The California Building Code*, and adherence to professional engineering design approved by the City will mitigate potential soil erosion impacts from the project.

c. No Impact. The project site is not located on unstable soils.

d. No Impact. The project site is not located on expansive soils.

e. No Impact. The development will be served by the Parlier Wastewater Treatment Plant.

VII. GREENHOUSE GAS EMISSIONS

Would the project:		Potentially Significant Impact	Less than Significant Impact With Mitigation	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a, b) Less Than Significant Impact With Mitigation. Efforts devoted to greenhouse gas (GHG) emissions reduction and climate change research and policy have increased dramatically in recent years. In 2002, with the passage of Assembly Bill 1493 (AB 1493), California launched an innovative and proactive approach to dealing with GHG emissions and climate change at the state level. AB 1493 requires the Air Resources Board (ARB) to develop and implement regulations to reduce automobile and light truck GHG emissions; these regulations were applied to automobiles and light trucks beginning with the 2009 model year.

On June 1, 2005, Governor Arnold Schwarzenegger signed Executive Order S-3-05 to reduce California's GHG emissions to: 1) 2000 levels by 2010, 2) 1990 levels by the year 2020, and 3) 80% below the 1990 levels by the year 2050. In 2006, this goal was further reinforced with the passage of Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 sets the same overall GHG emissions reduction goals while further mandating that ARB create a plan that includes market mechanisms, and implement rules to achieve "real, quantifiable, cost-effective reductions of greenhouse gases."

Executive Order S-20-06 further directs state agencies to begin implementing AB 32, including the recommendations made by the state's Climate Action Team. Climate change and GHG reduction is also a concern at the federal level; however, at this time, no legislation or regulations have been enacted specifically addressing GHG emissions reductions and climate change.

Project construction emissions and project operations would not exceed SJVAPCD thresholds of significance. In addition, Regulation VIII measures would be implemented, further decreasing potential emissions. The Project would not significantly contribute to the emission of GHGs.

The SJVAPCD has adopted its *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA* (SJVAPCD 2009). The guidance provides initial screening criteria for climate change analyses, as well as draft guidance for the determination of significance.

The effects of project-specific GHG emissions are cumulative, and therefore climate impacts are addressed as a cumulative, rather than a direct impact. The guidance for determining significance of impacts has been developed from the requirements of AB 32 and addresses potential cumulative impacts that a project's GHG emissions could have on climate change. Since climate change is a global phenomenon, no direct impact would be identified for an individual land development project. The following criteria are used to evaluate whether a project would result in a significant impact for climate change:

- Does the project comply with an adopted plan for reduction or mitigation of GHG emissions? If no, then
- Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then
- Does the project achieve AB 32 targeted 29% GHG emission reductions compared with Business As Usual (BAU)? (A significance threshold of 29% below "business as usual" levels is considered to demonstrate that a project would be consistent with the goals of AB 32)

Because neither the ARB nor the City of Parlier has adopted a plan for reduction of GHG with which the project can demonstrate compliance and because Best Performance Standards have not been adopted for specific development projects, the goal of 29% below Business As Usual for emissions of GHG is used as a threshold of significance for this analysis.

Mitigation

SJVAPCD's guidance document, *Appendix J: GHG Emission Reduction Measures – Development Projects*, contains measures to reduce energy usage, water usage, and vehicle miles traveled. Several of these measures are included as mitigation for TTM 6038, along with estimated percent reductions in GHG emissions. The percent reductions were obtained either from the CAPCOA Appendix B listing (CAPCOA 2008), or from the SJVAPCD's Interim GHG Emission Reductions Calculator (SJVAPCD 2010).

1. The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Streets within the project shall have sidewalks on both sides. Pedestrian facilities and improvements such as wider sidewalks and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access. Estimated GHG reduction: 1 – 10%
2. Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and nonresidential uses that impede bicycle or pedestrian circulation are eliminated. Estimated GHG reduction: 1 – 10%
3. The Project shall install Energy Star labeled roof materials. Estimated GHG reduction: 0.5–1%
4. The Project shall optimize building's thermal distribution by separating ventilation and thermal conditioning systems. Estimated GHG reduction: 1 – 10%
5. The Project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Estimated GHG reduction: 0.50%
6. Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Estimated GHG reduction: 1%

In addition, the project includes the following features that are included in Appendix J of the *Guidance* document:

- Entire project is located within one-half mile of an existing/planned Class I/Class II bike lane & project design includes a comparable network that connects the project to the existing offsite facility. Estimated GHG reduction: 0.63%

- Project is oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing/planned adjacent uses is minimized or nonexistent. Estimated GHG reduction: 0.50%
- The project has at least three of the following on site and/or offsite within one-quarter mile: residential development, retail development, park, open space, or office. Estimated GHG reduction: 3%
- The project provides multiple and direct street routing (grid style). External connections are bike/pedestrian pathways and access points, or streets with safe and convenient bicycle and pedestrian access that connect the project to adjacent streets, sidewalks, and uses. Streets internal to the project should connect to streets external to the project whenever possible. Estimated GHG reduction: 1%

In addition to these features, implementation of state and federal standards to reduce GHG emissions from vehicles will further reduce overall emissions from the project. The USEPA recently granted the waiver for California for its greenhouse gas emission standards for motor vehicles. Accordingly, the Pavley standards for vehicle emission reductions will be in effect in the future for TTM 5438.

The standards require GHG emission reductions from vehicles by approximately 30% by 2016. Due to vehicle phase-in, it was assumed that the Pavley standards would reduce vehicle emissions vehicles by 20%. The Low Carbon Fuel Standard is anticipated to reduce overall emissions from vehicles by an additional 10%.

Since 2002, power suppliers in California have been required to procure a certain percentage of electricity from renewable sources known as the Renewables Portfolio Standard (RPS). In 2008, the Governor issued an Executive Order setting a RPS standard at 33% by 2020. According to the SJVAPCD, the use of the RPS is a Best Performance Standard for emissions associated with electricity consumption. It is assumed that 20% of electricity would be supplied by renewables, reducing emissions from electricity use by 20%.

With implementation of GHG reduction measures, combined with GHG vehicles emission reductions and RPS reductions, the proposed Project will meet the significance threshold to reduce operational GHG emissions by 29%. The proposed Project would therefore be consistent with the goals of AB 32, and would not result in a significant impact on global climate.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:		Potentially Significant Impact	Less than Significant Impact With Mitigation	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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a) **No Impact.** The project is not expected to use or generate hazardous materials. Any transport of hazardous materials will be subject to local, state, and federal regulations.
- b) **No Impact.** See above response.
- c) **No Impact.** See above response.
- d) **No Impact.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- e) **No Impact.** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) **No Impact.** The project site is not located within the vicinity of a private airstrip.
- g) **No Impact.** The project will not interfere with an adopted emergency response plan.
- h) **No Impact.** The project site is not within an area subject to wildland fires.

IX. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern, 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** The proposed development will comply with all City ordinances and standards to assure proper grading and drainage. Storm water will be drained into an approved storm water ponding system. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements.

Prior to performing any earthwork on the property, the developer shall file a N.O.I. (Notice of Intent) with the State of California and a SWPPP (Stormwater Pollution Protection Plan) shall be prepared for the site and filed with the City Engineer.

b) **Less Than Significant Impact.** The proposed project will be served by the City of Parlier water system. The City is planning additional wells to serve the project area and as a result, no impacts to the water sytem or area groundwater are expected.

In 2010, the City entered into a cooperative agreement with the Consolidated Irrigation District for groundwater recharge. Under terms of the agreement, the City will pay an annual fee which will be used to purchase land and construct groundwater recharge basins for delivery of excess surface water by CID. The cooperative agreement and the resulting groundwater recharge program will reduce potential impacts to groundwater to a less than significant level.

c) **No Impact.** Standard required construction practices and compliance with state and federal regulations, City ordinances and regulations, *The California Building Code*, and adherence to professional engineering design approved by the City of Parlier will reduce or eliminate impacts from the project.

d) **No Impact.** The proposed project will not result in an altered drainage pattern as surface runoff will follow normal drainage patterns into an approved storm water ponding system. The project will not increase run-off that would result in flooding on or off-site.

e) **No Impact.** The project will not create or contribute run-off water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.

f) **No Impact.** The project will not otherwise degrade water quality through storm runoff or wastewater generation.

g) **Less Than Significant Impact.** The project site is not located within the limits of a 100-year floodplain as identified on the applicable FEMA Flood Insurance Rate Map.

h) **Less Than Significant Impact** See above response.

i) **No Impact.** There are no levees or dams involved with the project and the site is sufficiently removed from the Kings River floodplain to reduce potential flooding as a result of dam failure.

j) **No Impact.** The project area has no potential for seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 land use plan 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 to avoid or mitigate 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? ☐ ☐ ☐ ☒

a) **No Impact.** The proposed project will not physically divide the Parlier community as the project is a planned urban area and is adjacent to existing residential development and an elementary school.

b) **Less Than Significant Impact.** The Parlier General Plan designates the site for residential development. As shown in Figure 1, the eastern end of the site adjacent to Mendocino (approximately 5 acres) is designated High Density which is most appropriate for multifamily development. The balance of the site is designated Medium Density which is most appropriate for single family homes. The applicant, however, has proposed a General Plan Amendment to shift the High Density designation from the corner of Parlier and Mendocino Avenues to the western portion of the site adjacent to Martinez Elementary School. This proposed amendment is reflected in TTM 6038 which includes Lot 59 for multifamily development and proposes single family homes in the area now designated for High Density.

Lot 59 is 5.2 acres in size and is proposed for up to 90 multifamily units by the applicant. This is below the 113 units which would be permitted by the General Plan for the High Density designation (5.2 acres at 21.8 units/ac.). This reduction in units which would reduce overall impacts of the project, including associated traffic and air quality. There is no site plan for the multifamily development and it is assumed that the project would be constructed sometime after completion of the single family portion of the project. When the lot is proposed for development in the future, site plan review will be required by the Parlier Zoning Ordinance, including a public hearing before the City Council, allowing additional input from neighborhood residents.

The single family portion of the site is proposed to be rezoned to the R-1 district to permit minimum lot sizes of 6,000 square feet. The tract map as submitted has minimum lot sizes of 6,000 square feet, but many of the lots are in the 6,720 to 14,139 square foot range. The multifamily portion of the site would be rezoned to the R-3 district. Both the R-1 and R-3 districts are consistent with the General Plan designations of Medium and High Density.

- c) **No Impact:** There are no adopted habitat conservation plans in the Parlier area.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a mineral resource 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 land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** There are no mineral resources known to exist on or near the project site.

b) **No Impact.** The project site is not delineated on the General Plan as a locally important mineral resource recovery site.

XII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Expose persons to or generate noise in excess of standards of the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose persons to or generate excessive groundbourne vibration or noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary increase in ambient noise levels 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 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 to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Less Than Significant Impact.** The Noise Element of the General Plan establishes a land use compatibility criterion of 60 dB L_{dn} for exterior noise levels and 45 dB L_{dn} for interior noise levels within residential land uses. Noise levels within future homes on the site are expected to be within acceptable limits for residential areas and noise will be generated primarily by increased residential traffic.

b) **Less Than Significant Impact.** Although noise will be generated during grading and construction, the project will not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

c) **No Impact.** The project has the potential to create new noise levels typical of residential areas; however, ambient noise levels within residential neighborhoods are not considered significant.

d) **No Impact.** The project will bring about temporary increases in noise during grading and construction. It is not anticipated that these new noise levels will result in a substantial temporary increase in ambient noise levels above levels existing without the project.

e) **No Impact.** The project is not located within an airport land use plan nor within two miles of a public use airport.

f) **No Impact.** The project is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** The project will provide new housing that will serve the existing and projected population of the community and is not considered growth inducing.

b) **No Impact.** The project will not displace existing housing.

c) **No Impact.** The project will not displace people.

XIV. PUBLIC SERVICES

Would the project:

	Potentially Significant Impact	Less than Significant Impact With Mitigation	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:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)

i. **Less Than Significant Impact.** Fire protection services to the project site will be provided by the Fresno County Fire Protection District which anticipates that service can be provided to the project without adverse affects. An agreement is in place between the City and District for cost reimbursement and no significant impacts to fire services are anticipated as a result of the proposed development.

ii. **Less Than Significant Impact.** Police protection services will be provided by the Parlier Police Department. No significant impacts to police services are anticipated as a result of the proposed development. The police department has had no comment on the proposed project.

iii. **Less Than Significant Impact.** The project will generate additional student enrollment to schools within the Parlier Unified School District. At an average of 1.0 students per household (combined single family and multifamily units) the project is expected generate 148 K-12 students. Students are expected to attend Martinez Elementary School (74 students), Parlier Middle School (44 students), and Parlier High School (30 students). The project was discussed with acting Superintendent Jeanette Johnson who did not identify major concerns with increased student enrollment from the project. To mitigate impacts brought by new development, Parlier Unified levies development fees for all new residential development. Any new development will be subject to development fees in place at the time fee certificates are obtained.

iv. **Less Than Significant Impact.** The project will not adversely impact existing parks. The project applicant will dedicate park land or pay park development fees for park space in accordance with City requirements.

v. **No Impact.** The project will not have additional impacts on other public facilities.

XV. RECREATION

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

a) **No Impact.** Development of the subdivision may result in an increase in use of existing parks or recreational facilities but will not result in the physical deterioration of these facilities. A future park will be provided within the adjacent subdivision to the northwest and the proposed project will contribute park development fees.

b) **No Impact.** See above response.

XVI. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Conflict with a plan establishing performance measures for the circulation system, taking into account all modes of transportation and components of the circulation system, including intersections, streets, highways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, level of service standards and travel demand measures, or other standards established 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 that results 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 plans 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"/>

a) **Less Than Significant Impact with Mitigation.** In order to assess traffic impacts, Yamabe & Horn Engineering, Inc., was retained to amend a previous traffic impact study (TIS) prepared in October 2011 for Tract 5495, Phase II and Tract 5607, located northwest of the project site. The amended TIS is summarized in this initial study. The complete *Amendment to Traffic Impact Study, Tract 6038*, (November 2013) is on file with the City of Parlier. The report includes *Appendix A - Traffic Data Sheets*, and *Appendix B - Intersection Level of Service (LOS) Analysis*. The appendices should be consulted for additional detail on the analysis.

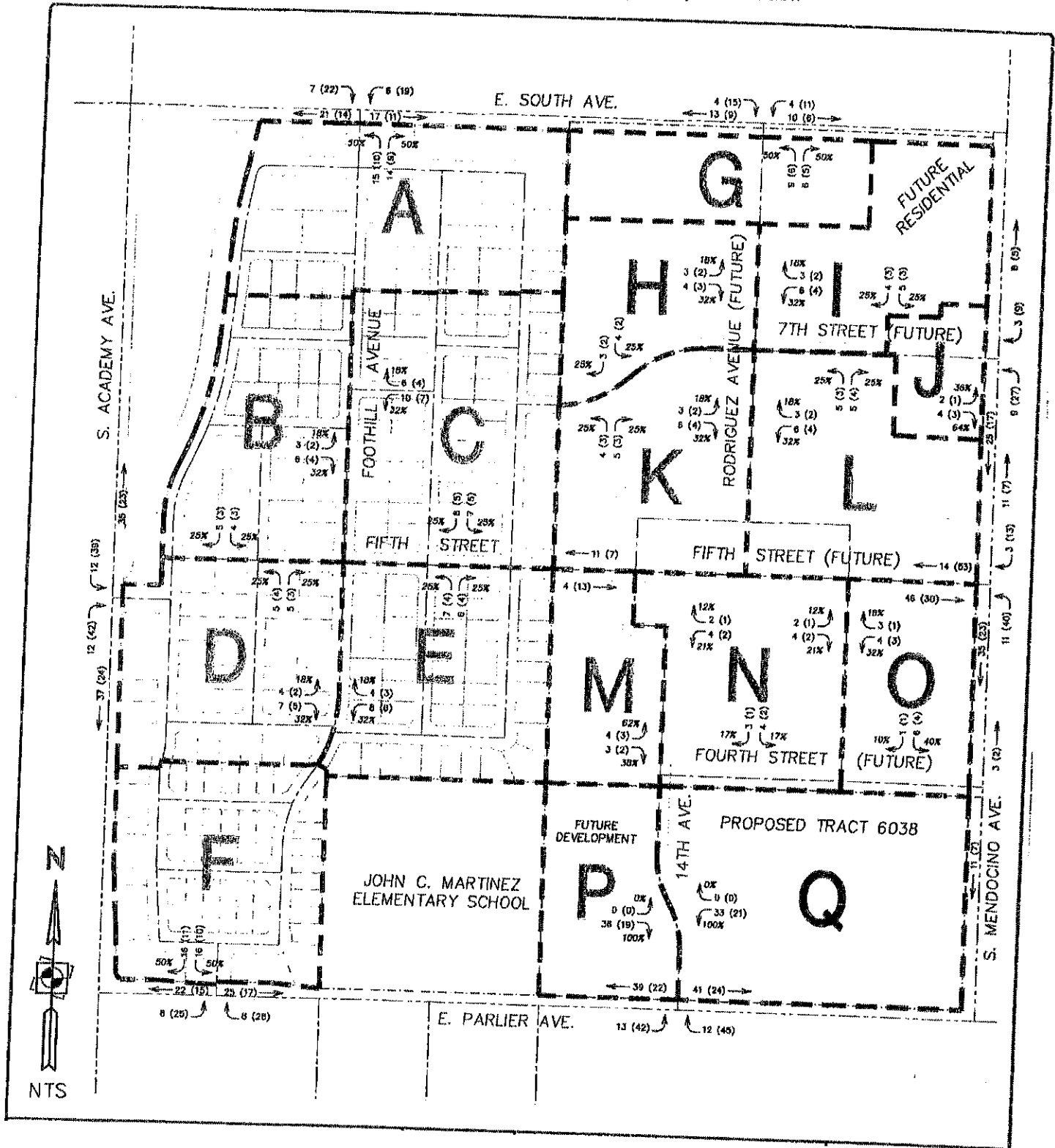
The proposed project site was designated as Zone P and Q in the previous TIS. The current layout of the project shows the 58 single family lots in combined Zone Q and an outlet (Lot 59) as a multi-family development which is designated as Zone P (see Figure 4). Both of these zones are part of the study. The alignment of proposed 14th Avenue remains the same. For the purpose of this study, the project opening day is anticipated for the year 2014.

The primary purpose of the amended TIS is to determine the impact of the project to the intersection of Parlier Avenue and proposed 14th Avenue. This analysis is important because 14th Avenue is the primary entrance and exit for the project and is approximately 430 feet east of Martinez Elementary School. The time periods of the study are weekday peak hours, which are 7:00 AM – 9:00 AM (AM Peak Hours) and 4:00 – 6:00 PM (PM Peak Hours).

This study analyzes three different scenarios:

1. Existing plus Project Conditions
2. Cumulative plus Project Conditions
3. Cumulative plus Project in 20 Years Conditions

Figure 4: Study Zones and Pending + Project Trip Distribution



The Level of Service (LOS) threshold as established by the City of Parlier is LOS "C" or better, to be maintained throughout the circulation network. Fresno County also has an LOS "C" threshold. As a result, LOS "C" was used to evaluate the potential significance of impacts to the study intersection and road segments. Tables 3 and 4 show LOS criteria for all-way stop sign controlled intersections and signalized intersections.

Table 3: Level of Service Criteria for All-Way Stop-Controlled Intersections

Average Control Delay (s/veh)	Level of Service By volume to capacity ratio $v/c \leq 1.0$	Description
0-10	A	Little or no traffic delay. All drivers find freedom of operation. Very rarely more than one vehicle in queue.
> 10-15	B	Short traffic delay. Some drivers begin to consider the delay troublesome. Seldom there is more than one vehicle in queue.
> 15-25	C	Normal traffic delay. Most drivers feel restricted, but tolerably so. Often there is more than one vehicle in queue.
> 25-35	D	Long traffic delay. Drivers feel restricted. Most often, there is more than one vehicle in queue.
> 35-50	E	Very long traffic delay. Drivers find delays approaching intolerable levels. There is frequently more than one vehicle in queue. This level denotes a state in which the demand is close or equal to the probable maximum number of vehicles that can be accommodated by the movement.
> 50	F	Stop and go traffic delay. Very constrained flow. Represents an intersection failure situation that is caused by geometric and/or operational constraints external to the intersection.

Source: Highway Capacity Manual (HCM2010), Transportation Research Board, 2010, Chapter 20.

Unless the approach LOS are significantly different from the intersection LOS, results of analyses of different scenarios will be presented showing the average control delay and corresponding LOS as the aggregate of a whole intersection delay, pursuant to HCM 2010.

Table 4: Level of Service Criteria for Signalized Intersections

Average Control Delay (s/veh)	Level of Service By volume to capacity ratio $v/c \leq 1.0$	Description
0-10	A	Progression is very favorable. Most vehicles arrive during green signal and do not stop. Short cycle lengths may also contribute to low delay.
> 10-20	B	Progression is good and/or cycle lengths are short. More vehicles stop than for LOS A, causing higher levels of average delay.
> 20-35	C	Progression is fair and/or cycle lengths are longer. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, though many vehicles still pass through without stopping.
> 35-55	D	Progression is unfavorable, cycle lengths are long, or has a high flow rate to capacity ratio. Many vehicles stop, and the proportion of vehicles not stopping diminishes. Individual cycle failures are obvious.
> 55-80	E	Progression is poor, cycle lengths are long, and has a high flow rate to capacity ratio. Individual cycle failures are frequent occurrences.
> 80	F	Progression is very poor, cycle lengths are long. Many individual cycle failures. Arrival flow rates exceed the capacity of the intersection. This level is considered unacceptable to most drivers.

Source: Highway Capacity Manual (HCM2010), Chapter 16 Exhibit 18-4.

Analysis. LOS analyses were performed for the study intersection using industry standard Synchro 8 software by Trafficware which utilizes Highway Capacity Manual (HCM) 2010 methodologies in its calculation of approach control delays. For an unsignalized intersection, if the analyses indicate an unacceptable LOS for the intersection or particular approach due to high traffic volumes but not enough to warrant a traffic signal, this study will test different lane modifications to mitigate the intersection or particular approach.

When the LOS falls below the acceptable level, a traffic signal warrant analysis would be performed. The investigation of the need for a traffic signal at any intersection is standardized by the *California Manual of Uniform Traffic Control Devices* (MUTCD). With the nature of this study to collect traffic counts for peak hour conditions, the only traffic signal warrant checked was Warrant 3, Peak Hour. MUTCD further states that, "the satisfaction of a traffic signal warrant or warrants shall not in itself required the installation of a traffic control signal." Therefore, prior to proceeding with a final determination to install a traffic signal, an engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location (*California Manual of Uniform Traffic Control Devices*, 2006, Chapter 4C).

Scenario 1: Existing plus Project Traffic Conditions

Traffic counts were performed on Tuesday, October 22, 2013, pursuant to the acceptable standards as specified in Caltrans' *Guide for the Preparation of Traffic Impact Studies*. Existing traffic count data is included in Appendix A of the complete TIS on file with the City of Parlier.

The project consists of 58 single family lots for Tract 6038 and 90 units for future multifamily residential development. To estimate the number of trips, data from the latest Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition, were used. Table 5 shows estimated trips for the project.

Table 5: Project Trip Generation

Land Use	ITE Code	Zone	Units	Average Weekday		7-9 AM Peak Hour			4-6 PM Peak Hour		
				Rate	Total	Rate % Split	Enter	Exit	Rate % Split	Enter	Exit
MFR	220	P	90	6.65	599	0.51 20 / 80	10	36	.062 65 / 35	37	19
SFR	210	Q	58	9.52	552	0.75 25 / 75	11	33	1.00 63 / 57	37	21
Total					1,151		21	69		74	40

MFR = Multifamily Residential; SFR = Single Family Residential

Trip distribution for the project and pending projects are shown on Figure 4. It is assumed that all project traffic will enter and exit at the Parlier/14th intersection and then proceed either east or west on Parlier Avenue. Additional traffic would occur at the intersection from other pending projects in the area.

The intersection of Parlier and 14th will be a one-way stop-controlled T-intersection controlling southbound traffic. Figure 5 shows proposed lane configurations for the intersection. At this location, 14th would be a local street while Parlier is a collector. The existing plus project traffic volumes at the study intersection are presented in Figure 6. Based on these volumes and the proposed lane configuration, the intersection was analyzed to obtain the level of service and is presented in Table 6. All traffic data sheets are included in the Appendix B of the complete TIS on file with the City of Parlier. As shown below, the study intersection is operating at an acceptable LOS.

Figure 5: Proposed Lane Configuration

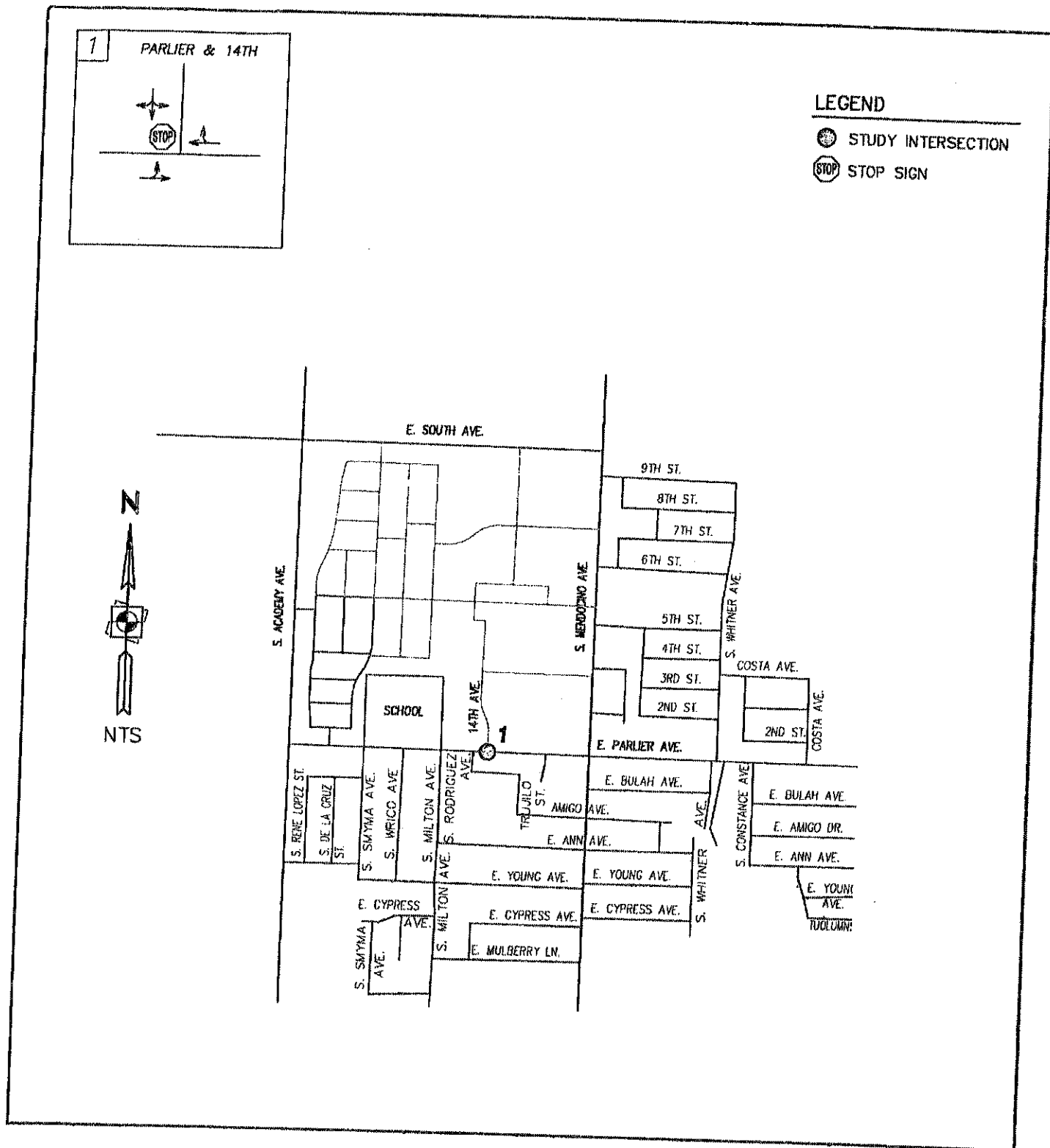


Figure 6: Existing Plus Project Volumes

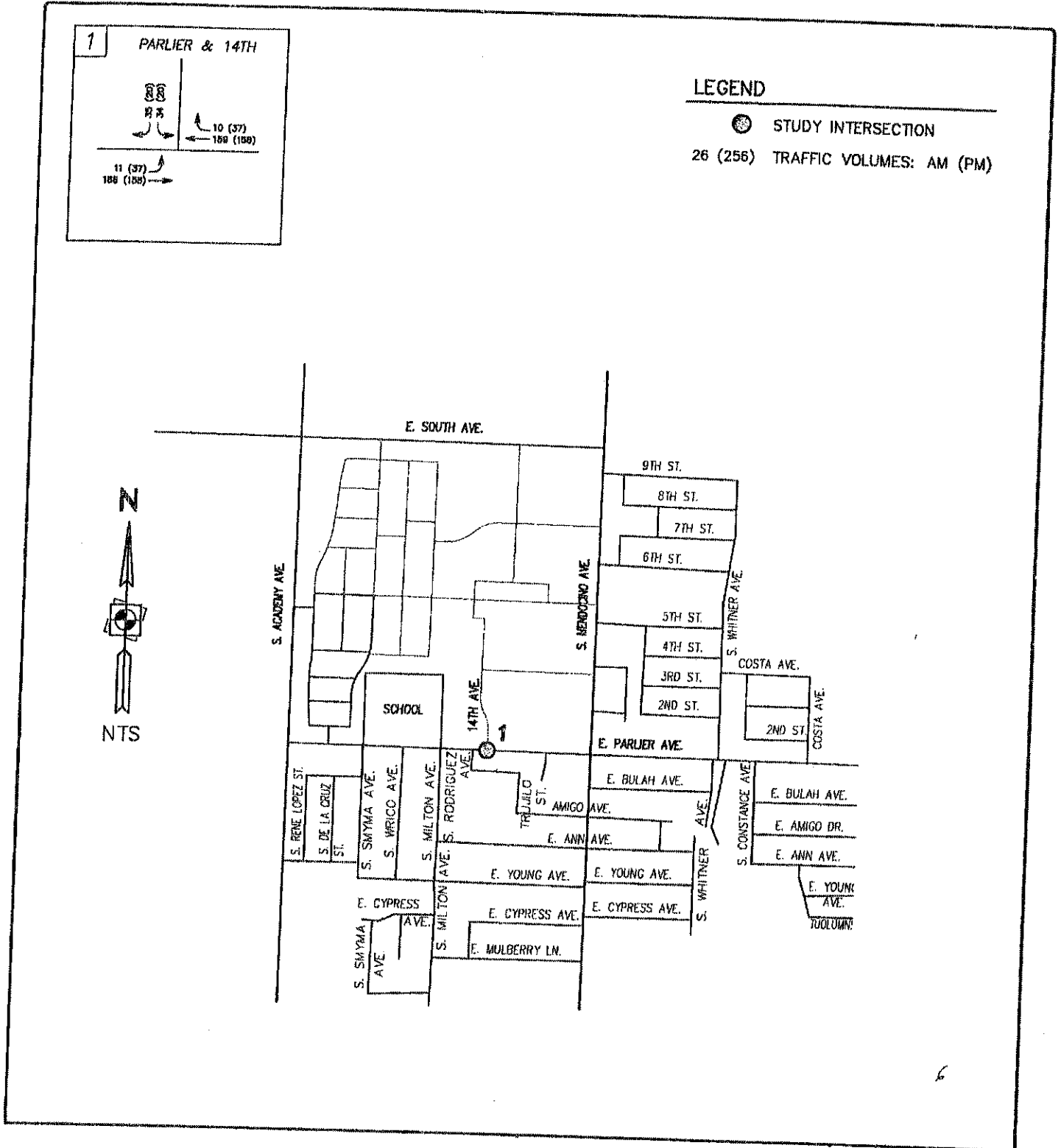


Table 6: Level of Service for Scenario 1: Existing plus Project Traffic Conditions

Node	Intersection	Intersection Control	Peak Hour	Delay (s/veh)	LOS
1	Parlier & 14 th	One-way stop	AM	1.7	A
			PM	1.8	A

Scenario 2: Cumulative Plus Project Conditions

From the previous TIS, the other pending residential projects to the north of the proposed Project were assumed to be constructed in year 2015. Under this scenario, the study intersection was analyzed using the traffic volumes as follows: the existing traffic volumes that were projected to year 2015 using an appropriate growth rate and other pending projects, plus the proposed project. Based on previous discussions with City staff, an annual growth factor of 2.5% is used for this study.

The AM and PM peak hour traffic volumes for the cumulative conditions plus proposed project are shown in Figure 7. The same lane configuration for Parlier Avenue and 14th Avenue were applied. Table 7 presents the control delays for each peak hour with the corresponding level of service. All intersection levels of service calculation results are within acceptable standards.

Table 7: Level of Service for Scenario2: Cumulative plus Project Traffic Conditions

Node	Intersection	Intersection Control	Peak Hour	Delay (s/veh)	LOS
1	Parlier & 14 th	One-way stop	AM	1.9	A
			PM	1.9	A

Scenario 3: Year 2035 Cumulative Plus Project Conditions

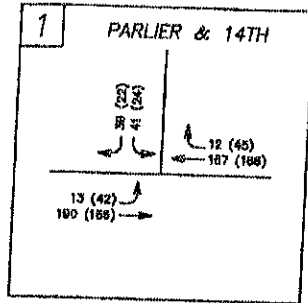
To analyze the level of service for all study intersections under this scenario, the traffic volumes to be analyzed are the combination of the background traffic volumes projected to theyear 2035, pending project's trips, and trips from the proposed project.

Figure 8 shows traffic volumes for cumulative conditions plus the proposed project in 2035 for AM and PM peak hours. The results of the LOS analyses are presented in Table 8. All intersection levels of service calculation results are contained in Appendix B of the complete TIS on file with the City of Parlier. The study intersection is projected to operate above the acceptable level of service

Table 8: Level of Service for Scenario 3: Cumulative Plus Project Traffic Conditions

Node	Intersection	Intersection Control	Peak Hour	Delay (s/veh)	LOS
1	Parlier & 14 th	One-way stop	AM	1.7	A
			PM	1.6	A

Figure 7: Cumulative Plus Project Volumes



LEGEND

- STUDY INTERSECTION
- 26 (256) TRAFFIC VOLUMES: AM (PM)

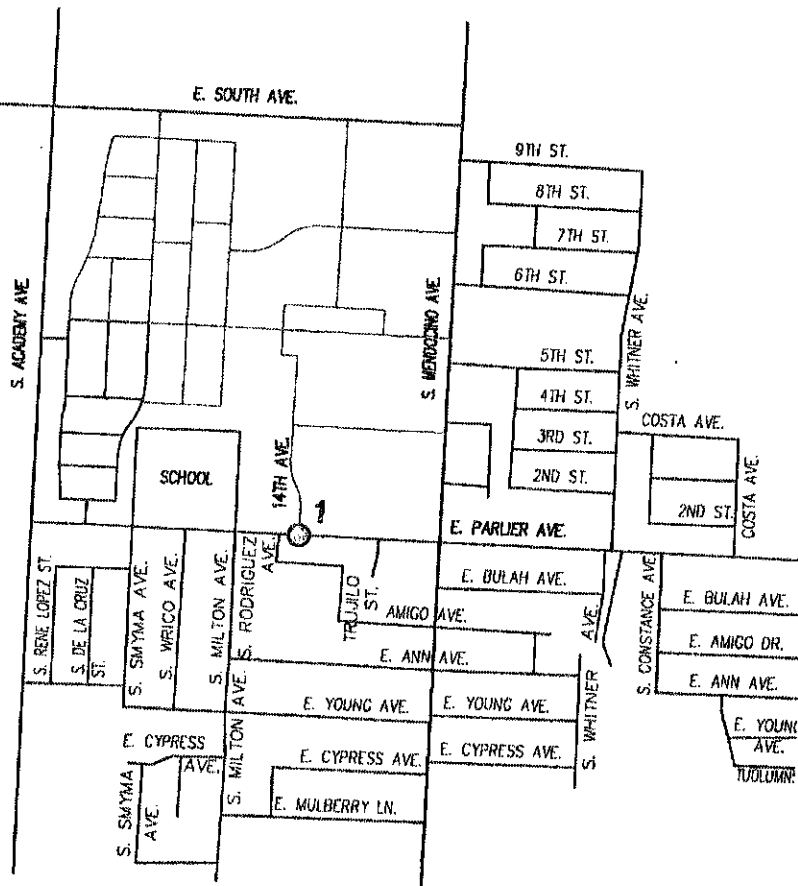
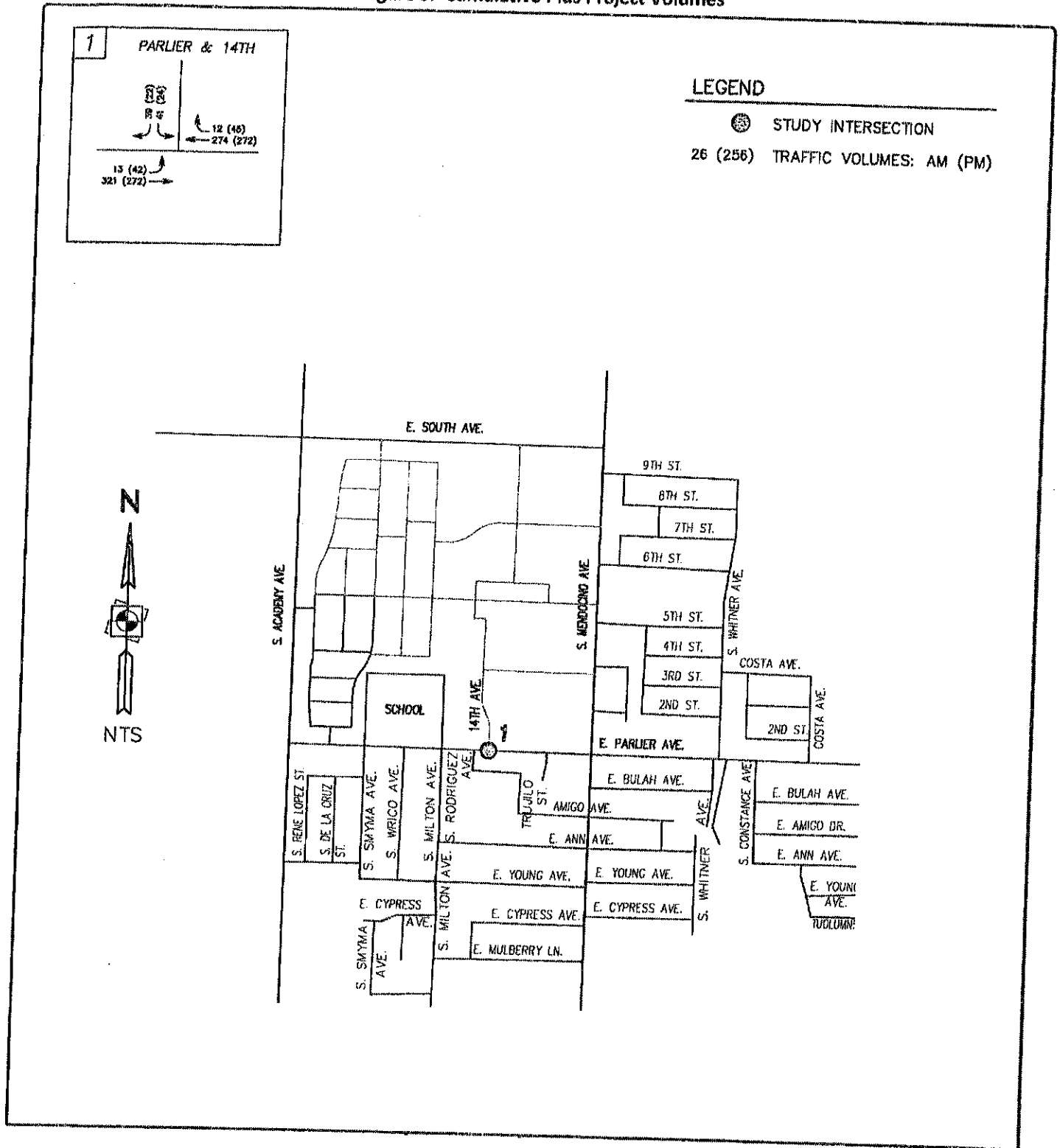


Figure 8: Cumulative Plus Project Volumes



Conclusions and recommendations of the TIS show that for each scenario - Existing Plus Project Conditions; Cumulative plus Project Conditions; and Year 2035 Cumulative Plus Project Conditions -- the Parlier/14th study intersection is expected to operate at an acceptable LOS "A."

Parlier and Mendocino Avenues are planned collectors and have adequate capacity to serve the project while maintaining the City's LOS standard of "C." The project will not cause an increase in traffic that is substantial in relation to the existing traffic load and planned capacity of the street system.

- b) **No Impact.** The General Plan standard is LOS "C". See above response.
- c) **No Impact.** The project will not affect air traffic
- d) **Less than Significant Impact.** The street system within TTM 6038 will be designed to accommodate safe residential traffic movements and incorporate features such as non-through streets and other traffic calming measures. These features will reduce speed and minimize traffic hazards. Additional right-of-way and landscaping improvements along Mendocino and Parlier frontages adjacent to the project site will be installed by the developer in accordance with City standards and these roadway improvements will also mitigate potential hazards.
- e) **No Impact.** The current and proposed street system in the area will be adequate for emergency access.
- f) **No Impact.** Residential uses are required to provide adequate off-street parking per standards established in the Parlier Zoning Ordinance.
- g) **No Impact.** The project will not conflict with programs supporting alternative transportation. Mendocino Avenue and Parlier Avenue will be striped for bicycle lanes.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require the construction or expansion of water or wastewater facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the construction or expansion of storm drainage 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 that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient capacity to accommodate the project's needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

a) **No Impact.** The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board.

b) **No Impact.** The project will be served by existing water and wastewater collection and treatment systems. The water system for this subdivision will be required to connect to the existing City network in two places to provide a redundant water supply. In addition to connection to an existing 8-inch water line in Parlier Avenue, another connection is required to the existing 8-inch water main in Mendocino Avenue. A minimum 15-foot water main easement will be required for the connection to the Mendocino line.

Sewer effluent will be drained to the existing 15-inch interceptor in 14th Avenue. Since this development will enjoy the benefits of the previously installed interceptor sewer trunk, the developer will be required to pay a reimbursement fee by agreement for use of the interceptor sewer.

c) **Less Than Significant Impact.** The proposed project will drain to the planned regional basin for this area, located approximately 1,400 feet to the northwest. The basin has been excavated to the extent necessary to accommodate the run-off from TTM 5495 and 5607 to the west. The improvement plans for TTM 5607 include a large pipe for storm water to be constructed to the northwest corner of the proposed project. The project will be required to connect to that pipe for drainage to the regional basin. It is the developer's responsibility to acquire legal access across adjacent land to connect to the storm drain pipe. The regional basin was built on Outlot "A" of TTM 5495 and may require expansion to accommodate storm drainage from TTM 6038.

d) **No Impact.** The City has sufficient groundwater resources to serve the proposed development and will cooperate with the Consolidated Irrigation District in a groundwater recharge program

e) **No Impact.** The City has sufficient capacity to serve the proposed development.

f) **No Impact.** The American Avenue landfill has sufficient capacity to serve future growth in the City of Parlier.

g) **No Impact.** The project will comply with federal, state, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

a) **Less Than Significant Impact.** The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the Project would have a less than significant effect on the local environment. The Project would involve no potential for significant impacts through the degradation of the quality of the environment, the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of a plant or animal community or example of a major period of California history or prehistory. The impact would be less than significant.

b) **Less Than Significant Impact With Mitigation.** Implementation of the identified Project-specific mitigation measures and compliance with applicable codes and other required regulations would reduce the magnitude of any impacts associated with the project to a less than significant level.

c) **No Impact.** The Project would not result in substantial adverse effects on human beings, either directly or indirectly.

Attachment A
Summary of CalEEMod Version 2013.2.2 Modeling Results

Adobe Single Family Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	58.00	Dwelling Unit	14.83	104,400.00	166

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2014
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 -

Land Use - lot size = 14.83 acres

Construction Phase -
estimate on construction schedule
Grading -

Vehicle Emission Factors - District's residential fleet mix

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Zero woodstoves

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	14.00
tblConstructionPhase	NumDays	300.00	186.00
tblConstructionPhase	NumDays	30.00	9.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	PhaseStartDate	10/11/2014	10/13/2014
tblGrading	AcresOfGrading	22.50	75.00
tblLandUse	LotAcreage	18.83	14.83
tblVehicleEF	HHD	0.07	0.02
tblVehicleEF	LDA	0.44	0.51
tblVehicleEF	LDT1	0.06	0.21
tblVehicleEF	LDT2	0.16	0.17
tblVehicleEF	LHD1	0.04	2.1000e-003
tblVehicleEF	LHD2	7.2530e-003	1.0000e-003
tblVehicleEF	MCY	6.5300e-003	3.1000e-003
tblVehicleEF	MDV	0.17	0.06
tblVehicleEF	MH	1.8750e-003	2.3000e-003
tblVehicleEF	MHD	0.02	9.3000e-003
tblVehicleEF	OBUS	2.0710e-003	0.00
tblVehicleEF	SBUS	8.0700e-004	1.0000e-003
tblVehicleEF	UBUS	1.7970e-003	3.9000e-003
tblWoodstoves	NumberCatalytic	14.83	0.00
tblWoodstoves	NumberNoncatalytic	14.83	0.00

2.0 Emissions Summary

Unmitigated Construction

Year	t/year											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	ABio- CO2	Total CO2	CH4	N2O	CO2e
2014	0.2059	1.9035	1.3171	1.5900e-003	0.2648	0.1156	0.3804	0.1257	0.1077	0.2334	0.0000	148.0925	148.0925	0.0382	0.0000	148.8943
2015	1.2402	2.1178	1.4256	2.0800e-003	0.0141	0.1450	0.1590	3.7500e-003	0.1363	0.1400	0.0000	187.3678	187.3678	0.0433	0.0000	188.2762
Total	1.4461	4.0212	2.7427	3.6700e-003	0.2789	0.2605	0.5394	0.1295	0.2439	0.3734	0.0000	335.4603	335.4603	0.0814	0.0000	337.1705

[illegible]

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Net-CO2	Total CO2	CH4	N2O	CO2e
Area	0.5227	5.2300e-003	0.4413	2.0000e-005		4.1000e-003	4.1000e-003		4.0800e-003	4.0800e-003	0.0000	25.8295	25.8295	1.2300e-003	4.8000e-004	25.9982
Energy	9.8000e-003	0.0838	0.0356	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	226.3047	226.3047	7.7100e-003	2.9900e-003	227.3928
Mobile	0.5092	1.0404	5.4943	7.8600e-003	0.6070	0.0155	0.6227	0.1624	0.0143	0.1767	0.0000	643.0225	643.0225	0.0351	0.0000	643.7587
Waste						0.0000	0.0000		0.0000	0.0000	12.1307	0.0000	12.1307	0.7169	0.0000	27.1858
Water						0.0000	0.0000		0.0000	0.0000	1.1986	8.3742	9.5731	0.1235	2.9800e-003	13.0925
Total	1.0417	1.1294	5.9713	8.4100e-003	0.6070	0.0265	0.6335	0.1624	0.0252	0.1876	13.3296	903.5309	916.8605	0.8844	6.4400e-003	937.4279

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	Net-CO2	Total CO2	CH4	N2O	CO2e
Area	0.5227	5.2300e-003	0.4413	2.0000e-005		4.1000e-003	4.1000e-003		4.0800e-003	4.0800e-003	0.0000	25.8295	25.8295	1.2300e-003	4.8000e-004	25.9982
Energy	9.8000e-003	0.0838	0.0356	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	226.3047	226.3047	7.7100e-003	2.9900e-003	227.3928
Mobile	0.5092	1.0404	5.4943	7.8600e-003	0.6070	0.0155	0.6227	0.1624	0.0143	0.1767	0.0000	643.0225	643.0225	0.0351	0.0000	643.7587
Waste						0.0000	0.0000		0.0000	0.0000	12.1307	0.0000	12.1307	0.7169	0.0000	27.1858
Water						0.0000	0.0000		0.0000	0.0000	1.1986	8.3742	9.5731	0.1235	2.9800e-003	13.0906
Total	1.0417	1.1294	5.9713	8.4100e-003	0.6070	0.0265	0.6335	0.1624	0.0252	0.1876	13.3296	903.5309	916.8605	0.8844	6.4400e-003	937.4260

Adobe Multifamily Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Mobile Dwelling Unit	Lot-Acreage	Floor Surface Area	Population
Apartments Low Rise	95.00		5.94	95,000.00	272

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2018
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Estimated calendar

Grading - default

Vehicle Emission Factors - default fleet mix

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	230.00	150.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	24.00
tblConstructionPhase	PhaseEndDate	2/16/2018	2/19/2018
tblConstructionPhase	PhaseStartDate	2/2/2018	2/5/2018
tblGrading	AcresOfGrading	5.50	10.00
tblProjectCharacteristics	OperationalYear	2014	2018
tblVehicleEF	HHD	0.08	0.02
tblVehicleEF	LDA	0.44	0.51
tblVehicleEF	LDT1	0.06	0.21
tblVehicleEF	LDT2	0.16	0.17
tblVehicleEF	LHD1	0.04	2.1000e-003
tblVehicleEF	LHD2	7.0880e-003	1.0000e-003
tblVehicleEF	MCY	6.5270e-003	3.1000e-003
tblVehicleEF	MDV	0.17	0.06
tblVehicleEF	MH	1.8580e-003	2.3000e-003
tblVehicleEF	MHD	0.02	9.5000e-003
tblVehicleEF	OBUS	2.0590e-003	0.00
tblVehicleEF	SBUS	7.7300e-004	1.0000e-003
tblVehicleEF	UBUS	1.7520e-003	3.8000e-003
tblWoodstoves	NumberCatalytic	5.94	0.00
tblWoodstoves	NumberNoncatalytic	5.94	0.00

2.0 Emissions Summary

2.1 Overall Construction

Year	2018/19																2019/20			
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NEIO-CO2	Total CO2	CH4	N2O	CO2e				
2018	1.1836	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0449	299.0449	0.0667	0.0000	300.4450				
Total	1.1935	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0449	299.0449	0.0667	0.0000	300.4450				

Mitigated Construction

Year	t/year										t/yr					
	ROG	NOx	CO	SO2	Positive PM10	Exhaust PM10	PM10 Total	Surface PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-GeO2	Nile-GeO2	Total CO2	CH4	N2O	CO2e
2018	1.1936	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0446	299.0446	0.0667	0.0000	300.4447
Total	1.1936	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0446	299.0446	0.0667	0.0000	300.4447

[illegible]

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-GO2	MSW-GO2	Total GO2	CH4	N2O	CO2e
Area	0.4862	8.2500e-003	0.7106	4.0000e-005		6.7500e-003	6.7500e-003		6.7200e-003	6.7200e-003	0.0000	42.3069	42.3069	1.9300e-003	7.5000e-004	42.5814
Energy	7.5500e-003	0.0645	0.0275	4.1000e-004		5.2200e-003	5.2200e-003		5.2200e-003	5.2200e-003	0.0000	180.9244	180.9244	6.2300e-003	2.3600e-003	181.7881
Mobile	0.3701	0.7584	4.0067	8.9300e-003	0.6883	0.0113	0.6997	0.1842	0.0104	0.1946	0.0000	640.6363	640.6363	0.0272	0.0000	641.2080
Waste						0.0000	0.0000		0.0000	0.0000	8.8707	0.0000	8.8707	0.5242	0.0000	19.8798
Water						0.0000	0.0000		0.0000	0.0000	1.9637	13.7164	15.6801	0.2023	4.8900e-003	21.4447
Total	0.8639	0.8312	4.7447	9.3800e-003	0.6883	0.0233	0.7116	0.1842	0.0224	0.2065	10.8344	877.5840	888.4184	0.7619	8.0000e-003	906.9819

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-GO2	MSW-GO2	Total GO2	CH4	N2O	CO2e
Area	0.4862	8.2500e-003	0.7106	4.0000e-005		6.7500e-003	6.7500e-003		6.7200e-003	6.7200e-003	0.0000	42.3069	42.3069	1.9300e-003	7.5000e-004	42.5814
Energy	7.5500e-003	0.0645	0.0275	4.1000e-004		5.2200e-003	5.2200e-003		5.2200e-003	5.2200e-003	0.0000	180.9244	180.9244	6.2300e-003	2.3600e-003	181.7881
Mobile	0.3701	0.7584	4.0067	8.9300e-003	0.6883	0.0113	0.6997	0.1842	0.0104	0.1946	0.0000	640.6363	640.6363	0.0272	0.0000	641.2080
Waste						0.0000	0.0000		0.0000	0.0000	8.8707	0.0000	8.8707	0.5242	0.0000	19.8798
Water						0.0000	0.0000		0.0000	0.0000	1.9637	13.7164	15.6801	0.2023	4.8900e-003	21.4415
Total	0.8639	0.8312	4.7447	9.3800e-003	0.6883	0.0233	0.7116	0.1842	0.0224	0.2065	10.8344	877.5840	888.4184	0.7619	7.9900e-003	906.8988

Appendix B: CalEEMod Modeling Results

Modified Project - 28 Single-Family Lots - Fresno County, Annual

Modified Project - 28 Single-Family Lots

Fresno County, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	28.00	Dwelling Unit	5.16	50,400.00	80

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2022

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
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Acreage is actual

Construction Phase -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	9.09	5.16
tblWoodstoves	NumberCatalytic	5.16	0.00
tblWoodstoves	NumberNoncatalytic	5.16	0.00

Modified Project - 28 Single-Family Lots - Fresno County, Annual

2.0 Emissions Summary**2.1 Overall Construction****Unmitigated Construction**

Year	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																
2020	0.2835	2.6012	2.2315	3.7300e-003	0.0789	0.1460	0.2249	0.0373	0.1369	0.1742	0.0000	323.3493	323.3493	0.0787	0.0000	325.3168
2021	0.4806	0.0671	0.0788	1.3000e-004	6.4000e-004	3.6600e-003	4.3000e-003	1.7000e-004	3.4400e-003	3.6100e-003	0.0000	11.0972	11.0972	2.7800e-003	0.0000	11.1667
Maximum	0.4806	2.6012	2.2315	3.7300e-003	0.0789	0.1460	0.2249	0.0373	0.1369	0.1742	0.0000	323.3493	323.3493	0.0787	0.0000	325.3168

Mitigated Construction

Year	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																
2020	0.2835	2.6012	2.2315	3.7300e-003	0.0789	0.1460	0.2249	0.0373	0.1369	0.1742	0.0000	323.3489	323.3489	0.0787	0.0000	325.3165
2021	0.4806	0.0671	0.0788	1.3000e-004	6.4000e-004	3.6600e-003	4.3000e-003	1.7000e-004	3.4400e-003	3.6100e-003	0.0000	11.0972	11.0972	2.7800e-003	0.0000	11.1667
Maximum	0.4806	2.6012	2.2315	3.7300e-003	0.0789	0.1460	0.2249	0.0373	0.1369	0.1742	0.0000	323.3489	323.3489	0.0787	0.0000	325.3165

Modified Project - 28 Single-Family Lots - Fresno County, Annual

	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
Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOx (tons/quarter)								Maximum Mitigated ROG + NOx (tons/quarter)					
1	1-1-2020	3-31-2020	0.7790								0.7790					
2	4-1-2020	6-30-2020	0.7071								0.7071					
3	7-1-2020	9-30-2020	0.7149								0.7149					
4	10-1-2020	12-31-2020	0.6795								0.6795					
5	1-1-2021	3-31-2021	0.5518								0.5518					
		Highest	0.7790								0.7790					

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	0.2517	0.0129	0.2126	8.0000e-005		2.0000e-003	2.0000e-003		2.0000e-003	2.0000e-003	0.0000	12.4694	12.4694	5.6000e-004	2.2000e-004	12.5497
Energy	3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	110.4267	110.4267	3.9800e-003	1.3800e-003	110.9384
Mobile	0.0936	1.1610	0.9145	6.0500e-003	0.2971	4.2000e-003	0.3013	0.0801	3.9700e-003	0.0841	0.0000	470.4432	470.4432	0.0455	0.0000	471.5806
Waste						0.0000	0.0000		0.0000	0.0000	5.8461	0.0000	5.8461	0.3455	0.0000	14.4836
Water						0.0000	0.0000		0.0000	0.0000	0.5788	4.0427	4.6215	0.0596	1.4400e-003	6.5418
Total	0.3492	1.2076	1.1414	5.3500e-003	0.2971	8.9300e-003	0.3060	0.0801	8.7000e-003	0.0888	6.4249	597.3819	603.8069	0.4552	3.0400e-003	616.0940

Modified Project - 28 Single-Family Lots - Fresno County, Annual

2.2 Overall Operational**Mitigated 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	0.2517	0.0129	0.2126	8.0000e-005		2.0000e-003	2.0000e-003		2.0000e-003	2.0000e-003	0.0000	12.4694	12.4694	5.6000e-004	2.2000e-004	12.5497
Energy	3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	110.4267	110.4267	3.9800e-003	1.3800e-003	110.9384
Mobile	0.0936	1.1610	0.9145	5.0500e-003	0.2971	4.2000e-003	0.3013	0.0801	3.9700e-003	0.0841	0.0000	470.4432	470.4432	0.0455	0.0000	471.5806
Waste						0.0000	0.0000		0.0000	0.0000	5.8461	0.0000	5.8461	0.3455	0.0000	14.4836
Water						0.0000	0.0000		0.0000	0.0000	0.5788	4.0427	4.6215	0.0596	1.4400e-003	6.5418
Total	0.3492	1.2076	1.1414	5.3500e-003	0.2971	8.9300e-003	0.3060	0.0801	8.7000e-003	0.0888	6.4249	597.3819	603.8069	0.4552	3.0400e-003	616.0940

	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**

Modified Project - 28 Single-Family Lots - Fresno County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/1/2020	1/28/2020	5	20	
2	Building Construction	Building Construction	1/29/2020	12/15/2020	5	230	
3	Paving	Paving	12/16/2020	1/12/2021	5	20	
4	Architectural Coating	Architectural Coating	1/13/2021	2/9/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 102,060; Residential Outdoor: 34,020; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)OffRoad Equipment

Modified Project - 28 Single-Family Lots - Fresno County, Annual

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	10.00	3.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Modified Project - 28 Single-Family Lots - Fresno County, Annual

3.2 Grading - 2020**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					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127	0.0117	0.0117	0.0117	0.0000	26.0588	26.0588	8.4300e-003	0.0000	26.2694
Total	0.0243	0.2639	0.1605	3.0000e-004	0.0655	0.0127	0.0783	0.0337	0.0117	0.0454	0.0000	26.0588	26.0588	8.4300e-003	0.0000	26.2694

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	6.5000e-004	4.1000e-004	4.1700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0379	1.0379	3.0000e-005	0.0000	1.0386
Total	6.5000e-004	4.1000e-004	4.1700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0379	1.0379	3.0000e-005	0.0000	1.0386

Modified Project - 28 Single-Family Lots - Fresno County, Annual

3.2 Grading - 2020**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					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127	0.0117	0.0117	0.0117	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2694
Total	0.0243	0.2639	0.1605	3.0000e-004	0.0655	0.0127	0.0783	0.0337	0.0117	0.0454	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2694

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	6.5000e-004	4.1000e-004	4.1700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0379	1.0379	3.0000e-005	0.0000	1.0386
Total	6.5000e-004	4.1000e-004	4.1700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0379	1.0379	3.0000e-005	0.0000	1.0386

Unmitigated Construction On-Site

	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					
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	1.2900e-003	0.0428	6.8300e-003	1.0000e-004	2.2900e-003	2.3000e-004	2.5100e-003	6.6000e-004	2.2000e-004	8.8000e-004	0.0000	9.3042	9.3042	1.1500e-003	0.0000	9.3329
Worker	4.9600e-003	3.1500e-003	0.0320	9.0000e-005	9.1900e-003	6.0000e-005	9.2500e-003	2.4400e-003	5.0000e-005	2.5000e-003	0.0000	7.9573	7.9573	2.1000e-004	0.0000	7.9626
Total	6.2500e-003	0.0459	0.0388	1.9000e-004	0.0115	2.9000e-004	0.0118	3.1000e-003	2.7000e-004	3.3800e-003	0.0000	17.2615	17.2615	1.3600e-003	0.0000	17.2955

Mitigated Construction On-Site

Mitigated Construction Off-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
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	1.2900e-003	0.0428	6.8300e-003	1.0000e-004	2.2900e-003	2.3000e-004	2.5100e-003	6.6000e-004	2.2000e-004	8.8000e-004	0.0000	9.3042	9.3042	1.1500e-003	0.0000	9.3329
Worker	4.9600e-003	3.1500e-003	0.0320	9.0000e-005	9.1900e-003	6.0000e-005	9.2500e-003	2.4400e-003	5.0000e-005	2.5000e-003	0.0000	7.9573	7.9573	2.1000e-004	0.0000	7.9626
Total	6.2500e-003	0.0459	0.0388	1.9000e-004	0.0115	2.9000e-004	0.0118	3.1000e-003	2.7000e-004	3.3500e-003	0.0000	17.2615	17.2615	1.3600e-003	0.0000	17.2955

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3.4 Paving - 2020**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	8.1400e-003	0.0844	0.0879	1.4000e-004	4.5200e-003	4.5200e-003	4.5200e-003	4.1600e-003	4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	12.1141
Paving	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
Total	8.1400e-003	0.0844	0.0879	1.4000e-004	4.5200e-003	4.5200e-003	4.5200e-003	4.1600e-003	4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	12.1141

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	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232
Total	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232

3.4 Paving - 2020

Mitigated Construction On-Site

Modified Project - 28 Single-Family Lots - Fresno County, Annual

Category	lbs/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	
Off-Road	8.1400e-003	0.0844	0.0879	1.4000e-004	4.5200e-003	4.5200e-003	4.5200e-003	4.1600e-003	4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	0.0000	12.1141
Paving	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
Total	8.1400e-003	0.0844	0.0879	1.4000e-004	4.5200e-003	4.5200e-003	4.5200e-003	4.1600e-003	4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	0.0000	12.1141

Mitigated Construction Off-Site

	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					
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	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232
Total	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232

Modified Project - 28 Single-Family Lots - Fresno County, Annual

3.4 Paving - 2021**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																
Off-Road	5.0200e-003	0.0517	0.0586	9.0000e-005		2.7100e-003	2.7100e-003		2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0742
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0200e-003	0.0517	0.0586	9.0000e-005		2.7100e-003	2.7100e-003		2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0742

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	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012

Modified Project - 28 Single-Family Lots - Fresno County, Annual

3.4 Paving - 2021**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																
Off-Road	5.0200e-003	0.0517	0.0586	9.0000e-005	2.7100e-003	2.7100e-003	2.7100e-003	2.4900e-003	2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0741
Paving	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
Total	5.0200e-003	0.0517	0.0586	9.0000e-005	2.7100e-003	2.7100e-003	2.7100e-003	2.4900e-003	2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0741

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																
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	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012

Modified Project - 28 Single-Family Lots - Fresno County, Annual

3.5 Architectural Coating - 2021**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																
Archit. Coating	0.4731					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.4752	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

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	8.0000e-005	5.0000e-005	5.0000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1337	0.1337	0.0000	0.0000	0.1337
Total	8.0000e-005	5.0000e-005	5.0000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1337	0.1337	0.0000	0.0000	0.1337

Modified Project - 28 Single-Family Lots - Fresno County, Annual

3.5 Architectural Coating - 2021**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																
Archit. Coating	0.4731					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.4752	0.0153	0.0182	3.0000e-005	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
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	8.0000e-005	5.0000e-005	5.0000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1337	0.1337	0.0000	0.0000	0.1337
Total	8.0000e-005	5.0000e-005	5.0000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1337	0.1337	0.0000	0.0000	0.1337

4.0 Operational Detail - Mobile

Modified Project - 28 Single-Family Lots - Fresno County, Annual

4.1 Mitigation Measures Mobile

Improve Pedestrian Network

Category	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
Mitigated	0.0936	1.1610	0.9145	5.0500e-003	0.2971	4.2000e-003	0.3013	0.0801	3.9700e-003	0.0841	0.0000	470.4432	470.4432	0.0455	0.0000	471.5806
Unmitigated	0.0936	1.1610	0.9145	5.0500e-003	0.2971	4.2000e-003	0.3013	0.0801	3.9700e-003	0.0841	0.0000	470.4432	470.4432	0.0455	0.0000	471.5806

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Single Family Housing	266.56	277.48	241.36	774,956	774,956	774,956	774,956
Total	266.56	277.48	241.36	774,956	774,956	774,956	774,956

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	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3

4.4 Fleet Mix

Modified Project - 28 Single-Family Lots - Fresno County, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.492212	0.031147	0.169820	0.116157	0.015815	0.004502	0.033398	0.126328	0.002363	0.001519	0.005062	0.001083	0.000594

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	71.3608	71.3608	3.2300e-003	6.7000e-004	71.6404
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	71.3608	71.3608	3.2300e-003	6.7000e-004	71.6404
Natural Gas Mitigated	3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	39.0659	39.0659	7.5000e-004	7.2000e-004	39.2980
Natural Gas Unmitigated	3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	39.0659	39.0659	7.5000e-004	7.2000e-004	39.2980

Modified Project - 28 Single-Family Lots - Fresno County, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

Land Use	NaturalGas 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
	kBTU/yr																
Single Family Housing	732067	3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	39.0659	39.0659	7.5000e-004	7.2000e-004	39.2980
Total		3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	39.0659	39.0659	7.5000e-004	7.2000e-004	39.2980

Mitigated

Land Use	NaturalGas 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
	kBTU/yr																
Single Family Housing	732067	3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	39.0659	39.0659	7.5000e-004	7.2000e-004	39.2980
Total		3.9500e-003	0.0337	0.0144	2.2000e-004		2.7300e-003	2.7300e-003		2.7300e-003	2.7300e-003	0.0000	39.0659	39.0659	7.5000e-004	7.2000e-004	39.2980

Modified Project - 28 Single-Family Lots - Fresno County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	245301	71.3608	3.2300e- 003	6.7000e- 004	71.6404
Total		71.3608	3.2300e- 003	6.7000e- 004	71.6404

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	245301	71.3608	3.2300e- 003	6.7000e- 004	71.6404
Total		71.3608	3.2300e- 003	6.7000e- 004	71.6404

6.0 Area Detail**6.1 Mitigation Measures Area**

Modified Project - 28 Single-Family Lots - Fresno County, Annual

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																
Architectural Coating	0.0473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1968					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.2300e-003	0.0105	4.4600e-003	7.0000e-005	8.5000e-004	8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1298	12.1298	2.3000e-004	2.2000e-004	12.2019
Landscaping	6.2900e-003	2.4000e-003	0.2081	1.0000e-005	1.1500e-003	1.1500e-003	1.1500e-003		1.1500e-003	1.1500e-003	0.0000	0.3396	0.3396	3.3000e-004	0.0000	0.3478
Total	0.2517	0.0129	0.2126	8.0000e-005		2.0000e-003	2.0000e-003		2.0000e-003	2.0000e-003	0.0000	12.4694	12.4694	5.6000e-004	2.2000e-004	12.5497

7.0 Water Detail**7.1 Mitigation Measures Water**

Modified Project - 28 Single-Family Lots - Fresno County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.6215	0.0596	1.4400e-003	6.5418
Unmitigated	4.6215	0.0596	1.4400e-003	6.5418

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	1.82431 / 1.15011	4.6215	0.0596	1.4400e-003	6.5418
Total		4.6215	0.0596	1.4400e-003	6.5418

Modified Project - 28 Single-Family Lots - Fresno County, Annual

7.2 Water by Land Use**Mitigated**

Land Use	Indoor/Outdoor Use Mgal	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
MT/yr					
Single Family Housing	1.82431 / 1.15011	4.6215	0.0596	1.4400e-003	6.5418
Total		4.6215	0.0596	1.4400e-003	6.5418

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
MT/yr				
Mitigated	5.8461	0.3455	0.0000	14.4836
Unmitigated	5.8461	0.3455	0.0000	14.4836

Modified Project - 28 Single-Family Lots - Fresno County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	28.8	5.8461	0.3455	0.0000	14.4836
Total		5.8461	0.3455	0.0000	14.4836

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	28.8	5.8461	0.3455	0.0000	14.4836
Total		5.8461	0.3455	0.0000	14.4836

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Modified Project - 28 Single-Family Lots - Fresno County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Approved Project - 90 Multifamily Units - Fresno County, Annual

Approved Project - 90 Multifamily Units
Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	90.00	Dwelling Unit	5.16	90,000.00	257

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2022

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
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Acreage is actual

Construction Phase -

Mobile Land Use Mitigation -

Approved Project - 90 Multifamily Units - Fresno County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	3/23/2021	2/9/2021
tblConstructionPhase	PhaseEndDate	1/26/2021	12/15/2020
tblConstructionPhase	PhaseEndDate	3/10/2020	1/28/2020
tblConstructionPhase	PhaseEndDate	2/23/2021	1/12/2021
tblConstructionPhase	PhaseStartDate	2/24/2021	1/13/2021
tblConstructionPhase	PhaseStartDate	3/11/2020	1/29/2020
tblConstructionPhase	PhaseStartDate	2/12/2020	1/1/2020
tblConstructionPhase	PhaseStartDate	1/27/2021	12/16/2020
tblLandUse	LotAcreage	5.63	5.16
tblWoodstoves	NumberCatalytic	5.16	0.00
tblWoodstoves	NumberNoncatalytic	5.16	0.00

2.0 Emissions Summary

Approved Project - 90 Multifamily Units - Fresno County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2020	3-31-2020	0.8084	0.8084
2	4-1-2020	6-30-2020	0.7491	0.7491
3	7-1-2020	9-30-2020	0.7574	0.7574
4	10-1-2020	12-31-2020	0.7150	0.7150
5	1-1-2021	3-31-2021	0.9243	0.9243
		Highest	0.9243	0.9243

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	0.4601	0.0414	0.6833	2.5000e-004		6.4200e-003	6.4200e-003		6.4200e-003	6.4200e-003	0.0000	40.0803	40.0803	1.8000e-003	7.1000e-004	40.3383
Energy	6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	190.3608	190.3608	6.8400e-003	2.3900e-003	191.2441
Mobile	0.2100	2.6059	2.0526	0.0113	0.6669	9.4200e-003	0.6763	0.1798	8.9100e-003	0.1887	0.0000	1,055.958 ⁹	1,055.958 ⁹	0.1021	0.0000	1,058.512 ¹
Waste						0.0000	0.0000		0.0000	0.0000	8.4038	0.0000	8.4038	0.4967	0.0000	20.8201
Water						0.0000	0.0000		0.0000	0.0000	1.8603	12.9945	14.8548	0.1917	4.6300e-003	21.0270
Total	0.6770	2.7059	2.7609	0.0120	0.6669	0.0206	0.6874	0.1798	0.0201	0.1998	10.2642	1,299.394 ⁴	1,309.658 ⁵	0.7991	7.7300e-003	1,331.941 ⁶

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2.2 Overall Operational**Mitigated 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	0.4601	0.0414	0.6833	2.5000e-004		6.4200e-003	6.4200e-003		6.4200e-003	6.4200e-003	0.0000	40.0803	40.0803	1.8000e-003	7.1000e-004	40.3383
Energy	6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	190.3608	190.3608	6.8400e-003	2.3900e-003	191.2441
Mobile	0.2100	2.6059	2.0526	0.0113	0.6669	9.4200e-003	0.6763	0.1798	8.9100e-003	0.1887	0.0000	1,055,958 ⁹	1,055,958 ⁹	0.1021	0.0000	1,058,512 ¹
Waste						0.0000	0.0000		0.0000	0.0000	8.4038	0.0000	8.4038	0.4967	0.0000	20.8201
Water						0.0000	0.0000		0.0000	0.0000	1.8603	12.9945	14.8548	0.1917	4.6300e-003	21.0270
Total	0.6770	2.7059	2.7609	0.0120	0.6669	0.0206	0.6874	0.1798	0.0201	0.1998	10.2642	1,299,394 ⁴	1,309,658 ⁶	0.7991	7.7300e-003	1,331,941 ⁶

Percent Reduction	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
	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**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/1/2020	1/28/2020	5	20	
2	Building Construction	Building Construction	1/29/2020	12/15/2020	5	230	
3	Paving	Paving	12/16/2020	1/12/2021	5	20	
4	Architectural Coating	Architectural Coating	1/13/2021	2/9/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 182,250; Residential Outdoor: 60,750; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)OffRoad Equipment

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	65.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.2 Grading - 2020**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					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2684
Total	0.0243	0.2639	0.1605	3.0000e-004	0.0655	0.0127	0.0783	0.0337	0.0117	0.0454	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2684

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	6.5000e-004	4.1000e-004	4.1700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0379	1.0379	3.0000e-005	0.0000	1.0386
Total	6.5000e-004	4.1000e-004	4.1700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0379	1.0379	3.0000e-005	0.0000	1.0386

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3.3 Building Construction - 2020**Unmitigated Construction On-Site**

Category	COG	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																
Off-Road	0.2438	2.2064	1.9376	3.1000e-003		0.1285	0.1285		0.1208	0.1208	0.0000	266.3515	266.3515	0.0650	0.0000	267.9760
Total	0.2438	2.2064	1.9376	3.1000e-003		0.1285	0.1285		0.1208	0.1208	0.0000	266.3515	266.3515	0.0650	0.0000	267.9760

Unmitigated Construction Off-Site

Category	COG	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	4.3000e-003	0.1425	0.0228	3.3000e-004	7.6200e-003	7.6000e-004	8.3800e-003	2.2000e-003	7.2000e-004	2.9200e-003	0.0000	31.0139	31.0139	3.8300e-003	0.0000	31.1097
Worker	0.0323	0.0205	0.2078	5.7000e-004	0.0598	3.8000e-004	0.0601	0.0159	3.5000e-004	0.0162	0.0000	51.7224	51.7224	1.3900e-003	0.0000	51.7571
Total	0.0366	0.1630	0.2305	9.0000e-004	0.0674	1.1400e-003	0.0685	0.0181	1.0700e-003	0.0192	0.0000	82.7363	82.7363	5.2200e-003	0.0000	82.8668

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3.3 Building Construction - 2020**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																
Off-Road	0.2438	2.2064	1.9376	3.1000e-003		0.1285	0.1285		0.1208	0.1208	0.0000	266.3512	266.3512	0.0650	0.0000	267.9757
Total	0.2438	2.2064	1.9376	3.1000e-003		0.1285	0.1285		0.1208	0.1208	0.0000	266.3512	266.3512	0.0650	0.0000	267.9757

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																
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	4.3000e-003	0.1425	0.0228	3.3000e-004	7.6200e-003	7.6000e-004	8.3800e-003	2.2000e-003	7.2000e-004	2.9200e-003	0.0000	31.0139	31.0139	3.8300e-003	0.0000	31.1097
Worker	0.0323	0.0205	0.2078	5.7000e-004	0.0598	3.8000e-004	0.0601	0.0159	3.5000e-004	0.0162	0.0000	51.7224	51.7224	1.3900e-003	0.0000	51.7571
Total	0.0366	0.1630	0.2305	9.0000e-004	0.0674	1.1400e-003	0.0685	0.0181	1.0700e-003	0.0192	0.0000	82.7363	82.7363	5.2200e-003	0.0000	82.8668

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3.4 Paving - 2020**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	8.1400e-003	0.0844	0.0879	1.4000e-004	4.5200e-003	4.5200e-003	4.5200e-003	4.1600e-003	4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	12.1141
Paving	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
Total	8.1400e-003	0.0844	0.0879	1.4000e-004	4.5200e-003	4.5200e-003	4.5200e-003	4.1600e-003	4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	12.1141

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	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232
Total	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232

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3.4 Paving - 2020**Mitigated Construction On-Site**

Category	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
Off-Road	8.1400e-003	0.0844	0.0879	1.4000e-004		4.5200e-003	4.5200e-003		4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	12.1141
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	8.1400e-003	0.0844	0.0879	1.4000e-004		4.5200e-003	4.5200e-003		4.1600e-003	4.1600e-003	0.0000	12.0169	12.0169	3.8900e-003	0.0000	12.1141

Mitigated Construction Off-Site

Category	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
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	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232
Total	3.9000e-004	2.5000e-004	2.5000e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6227	0.6227	2.0000e-005	0.0000	0.6232

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3.4 Paving - 2021**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	5.0200e-003	0.0517	0.0586	9.0000e-005	2.7100e-003	2.7100e-003	2.7100e-003	2.4900e-003	2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0742
Paving	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
Total	5.0200e-003	0.0517	0.0586	9.0000e-005	2.7100e-003	2.7100e-003	2.7100e-003	2.4900e-003	2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0742

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	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012

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3.4 Paving - 2021**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	5.0200e-003	0.0517	0.0586	9.0000e-005		2.7100e-003	2.7100e-003		2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0741
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0200e-003	0.0517	0.0586	9.0000e-005		2.7100e-003	2.7100e-003		2.4900e-003	2.4900e-003	0.0000	8.0094	8.0094	2.5900e-003	0.0000	8.0741

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	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012

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3.5 Architectural Coating - 2021 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						
Archit. Coating	0.8447					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.8469	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

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	5.2000e-004	3.2000e-004	3.2800e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.8687	0.8687	2.0000e-005	0.0000	0.8692
Total	5.2000e-004	3.2000e-004	3.2800e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.8687	0.8687	2.0000e-005	0.0000	0.8692

Approved Project - 90 Multifamily Units - Fresno County, Annual

3.5 Architectural Coating - 2021**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																
Archit. Coating	0.8447					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.8469	0.0153	0.0182	3.0000e-005	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

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																
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	5.2000e-004	3.2000e-004	3.2800e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.8687	0.8687	2.0000e-005	0.0000	0.8692
Total	5.2000e-004	3.2000e-004	3.2800e-003	1.0000e-005	1.0400e-003	1.0000e-005	1.0500e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.8687	0.8687	2.0000e-005	0.0000	0.8692

4.0 Operational Detail - Mobile

Approved Project - 90 Multifamily Units - Fresno County, Annual

4.1 Mitigation Measures Mobile

Improve Pedestrian Network

Category	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																
Mitigated	0.2100	2.6059	2.0526	0.0113	0.6669	9.4200e-003	0.6763	0.1798	8.9100e-003	0.1887	0.0000	1,055.958	1,055.958	0.1021	0.0000	1,058.512
Unmitigated	0.2100	2.6059	2.0526	0.0113	0.6669	9.4200e-003	0.6763	0.1798	8.9100e-003	0.1887	0.0000	1,055.958	1,055.958	0.1021	0.0000	1,058.512
MT/yr																

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Apartments Low Rise	593.10	644.40	546.30	1,739,470	1,739,470	1,739,470	1,739,470
Total	593.10	644.40	546.30	1,739,470	1,739,470	1,739,470	1,739,470

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	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3

4.4 Fleet Mix

Approved Project - 90 Multifamily Units - Fresno County, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.492212	0.031147	0.169820	0.116157	0.015815	0.004502	0.033398	0.126328	0.002363	0.001519	0.005062	0.001083	0.000594

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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																
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	122.4670	122.4670	5.5400e-003	1.1500e-003	122.9468
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	122.4670	122.4670	5.5400e-003	1.1500e-003	122.9468
Natural Gas Mitigated	6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	67.8938	67.8938	1.3000e-003	1.2400e-003	68.2972
Natural Gas Unmitigated	6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	67.8938	67.8938	1.3000e-003	1.2400e-003	68.2972

Approved Project - 90 Multifamily Units - Fresno County, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

Land Use	NaturalGas Use kBtu/yr	ROG	NOx	CO	SO ₂	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																	
Land Use	MT/yr																
Apartments Low Rise	1.27228e+006	6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	67.8938	67.8938	1.3000e-003	1.2400e-003	68.2972
Total		6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	67.8938	67.8938	1.3000e-003	1.2400e-003	68.2972

Mitigated

Land Use	NaturalGas Use kBtu/yr	ROG	NOx	CO	SO ₂	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																	
Land Use	MT/yr																
Apartments Low Rise	1.27228e+006	6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	67.8938	67.8938	1.3000e-003	1.2400e-003	68.2972
Total		6.8600e-003	0.0586	0.0250	3.7000e-004		4.7400e-003	4.7400e-003		4.7400e-003	4.7400e-003	0.0000	67.8938	67.8938	1.3000e-003	1.2400e-003	68.2972

Approved Project - 90 Multifamily Units - Fresno County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Apartments Low Rise	420977	122.4670	5.5400e-003	1.1500e-003	122.9468
Total		122.4670	5.5400e-003	1.1500e-003	122.9468

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Apartments Low Rise	420977	122.4670	5.5400e-003	1.1500e-003	122.9468
Total		122.4670	5.5400e-003	1.1500e-003	122.9468

6.0 Area Detail**6.1 Mitigation Measures Area**

6.2 Area by 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
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3515					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.9400e-003	0.0337	0.0143	2.1000e-004		2.7200e-003	2.7200e-003		2.7200e-003	2.7200e-003	0.0000	38.9887	38.9887	7.5000e-004	7.1000e-004	39.2204
Landscaping	0.0202	7.7200e-003	0.6690	4.0000e-005		3.7000e-003	3.7000e-003		3.7000e-003	3.7000e-003	0.0000	1.0916	1.0916	1.0500e-003	0.0000	1.1179
Total	0.4601	0.0414	0.6833	2.5000e-004		6.4200e-003	6.4200e-003		6.4200e-003	6.4200e-003	0.0000	40.0803	40.0803	1.8000e-003	7.1000e-004	40.3383

Approved Project - 90 Multifamily Units - Fresno County, Annual

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	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3515					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.9400e-003	0.0337	0.0143	2.1000e-004		2.7200e-003	2.7200e-003		2.7200e-003	2.7200e-003	0.0000	38.9887	38.9887	7.5000e-004	7.1000e-004	39.2204
Landscaping	0.0202	7.7200e-003	0.6690	4.0000e-005		3.7000e-003	3.7000e-003		3.7000e-003	3.7000e-003	0.0000	1.0916	1.0916	1.0500e-003	0.0000	1.1179
Total	0.4601	0.0414	0.6833	2.5000e-004		6.4200e-003	6.4200e-003		6.4200e-003	6.4200e-003	0.0000	40.0803	40.0803	1.8000e-003	7.1000e-004	40.3383

7.0 Water Detail**7.1 Mitigation Measures Water**

Approved Project - 90 Multifamily Units - Fresno County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	14.8548	0.1917	4.6300e-003	21.0270
Unmitigated	14.8548	0.1917	4.6300e-003	21.0270

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	5.86386 / 3.69678	14.8548	0.1917	4.6300e-003	21.0270
Total		14.8548	0.1917	4.6300e-003	21.0270

Approved Project - 90 Multifamily Units - Fresno County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Land Use	Mgal	MT/yr			
Apartment Low Rise	5.86386 / 3.69678	14.8548	0.1917	4.6300e-003	21.0270
Total		14.8548	0.1917	4.6300e-003	21.0270

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
	MT/yr			
Mitigated	8.4038	0.4967	0.0000	20.8201
Unmitigated	8.4038	0.4967	0.0000	20.8201

Approved Project - 90 Multifamily Units - Fresno County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	41.4	8.4038	0.4967	0.0000	20.8201
Total		8.4038	0.4967	0.0000	20.8201

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	41.4	8.4038	0.4967	0.0000	20.8201
Total		8.4038	0.4967	0.0000	20.8201

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Approved Project - 90 Multifamily Units - Fresno County, Annual

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation



City of Parlier, California
NOTICE OF DETERMINATION

FILE
E201410000089
APR 08 2014

TO: _____ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: The City of Parlier
1100 E. Parlier Avenue
Parlier, CA 93648

FRESNO COUNTY CLERK
By [Signature]
DEPUTY

X County Clerk, County of Fresno

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Vesting Tentative Tract Map No. 6038, General Plan Amendment, Prezone, and Annexation to the City of Parlier

State Clearinghouse Number (if submitted to OPR): Not Applicable

Contact Person: Bruce O'Neal, Contract Planner 559/256-4250

Project Location: The project site is 20.03 acres located on the northwest quadrant of Parlier and Mendocino Avenues (APN 355-021-08).

Project Description: The project consists of Vesting TTM 6038 for 58 single-family lots, Lot 59 for multifamily development, rezoning of the site, and annexation to the City of Parlier.

This is to advise that the City of Parlier has approved the above-described project and has made the following determinations regarding the project:

1. The project will _____, will not X, have a significant effect on the environment.
2. _____ An EIR was prepared pursuant to the provisions of CEQA.
X A Negative Declaration was prepared pursuant to the provisions of CEQA

The EIR or Negative Declaration and record of project approval may be examined at the City of Parlier, 1100 E. Parlier Avenue, Parlier, CA 93648.

3. Mitigation measures were X, were not _____, made a condition of approval of the project.
4. A Statement of Overriding Considerations was _____, was not X, adopted for this project.

[Signature]

Signature

Contract Planner
Title

Date: 4/3/14

CITY OF PARLIER MITIGATED NEGATIVE DECLARATION

Filed with: County Clerk

Finding: The City of Parlier has determined that the project described below will not have a significant effect on the environment following incorporation of mitigation measures; therefore, preparation of an Environmental Impact Report is not required.

Lead Agency: City of Parlier

Project Applicant: Adobe Development Corporation
6670 N. West Avenue, Suite 102
Fresno, CA 93711

Project Title, File No.: Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier

Project Location: The project site is 20.03 acres located on the northwest corner of Parlier and Mendocino Avenues (APN 355-021-08).

Project Description: The project consists of Vesting TTM 6038 for 58 single family lots and Lot 59 which is proposed for multifamily development. A General Plan Amendment is proposed to shift approximately five acres of High Density Residential designated on the Parlier General Plan from the corner of Parlier and Mendocino Avenues to Lot 59 of the tract map adjacent to Martinez Elementary School. This High Density designation would allow for up to 90 units of multifamily housing. The single family portion of the tract map would be rezoned R-1 while Lot 59 would be rezoned R-3. Should the project be approved by the City, an application would be submitted to the Fresno Local Agency Formation Commission (LAFCO) for annexation to the City.

Environmental Assessment: The Initial Study for this project is available for review at the City of Parlier Community Development Department, 1100 E. Parlier Avenue, Parlier, CA.

Justification for Negative Declaration: The City of Parlier has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity after incorporation of mitigation measures. Accordingly, approval of a Mitigated Negative Declaration for the project is in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The City finds that the proposed project can be adequately served by public services including public utilities (sewer and water), police and fire protection services, and the Parlier Unified School District. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, or interfere with the movement of any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

Contact Person: Mr. Shun Patlan, Community Development Director - Phone: (559) 646-3545.

E201410000089

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201410000089

Lead Agency: CITY OF PARLIER Date: 04/08/2014
County Agency of Filing: FRESNO COUNTY CLERK Document No: E201410000089
Project Title: VESTING TENTATIVE TRACE MAP NO. 6038, GENERAL PLAN AMENDMENT, PREZONE
Project Applicant Name: CITY OF PARLIER Phone Number: (559) 256-4250
Project Applicant Address: 1100 E. PARLIER AVENUE, PARLIER, CA 93648
Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
NOTICE OF DETERMINATION	\$	2181.25
Total Received	\$	2231.25

Signature and title of person receiving payment: 



City of Parlier

Response to Comments

Initial Study Proposed Mitigated Negative Declaration

**Vesting TTM 6038; General Plan Amendment;
and Prezone/Annexation to the City of Parlier
(Adobe Development Corporation)**

March 2014

Prepared for the City of Parlier by

Land Use Associates
286 W. Cromwell Avenue
Fresno, CA 93711

An Initial Study was prepared for Vesting TTM 6038; General Plan Amendment; and Prezone/Annexation to the City of Parlier. The Initial Study identified no significant effects to the environment with the incorporation of mitigation measures. On this basis, a Mitigated Negative Declaration has been prepared. The proposed Mitigated Negative Declaration was circulated for public comment and two written comments were received and are attached.

1. The San Joaquin Valley Air Pollution Control District comments that the project would have no significant impacts on air quality but would be subject to various rules and regulations of the District, including Rule 9510 (Indirect Source Review) and payment of any required mitigation fees.
2. The Fresno County Fire Protection District has no significant concerns with the proposal. The comment letter list lists various requirements of the District for review and approval.

The comment letters do no change the conclusions of the Mitigated Negative Declaration or result in additional mitigation measures. On this basis, it is recommended that the Mitigated Negative Declaration be adopted by the Parlier City Council.



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



January 21, 2014

Shun Patian
City of Parlier
Community Development Office
1100 East Parlier Avenue
Parlier, CA 93648

Agency Project: Proposed Mitigated Negative Declaration for Vesting TTM 6038; General Plan Amendment; and Prezone/Annexation to the City of Parlier

District CEQA Reference No: 20140006

Dear Shun Patian:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of 58 single family lots and 90 units of multifamily development located in Parlier, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit.

Sayed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 567-8400 FAX: (209) 567-6475

Central Region (Main Office)
1980 E. Gattysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34948 Flyover Court
Bakersfield, CA 93308-8725
Tel: 861-392-5500 FAX: 861-392-5585

www.valleyair.org

www.healthyliving.org

If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Ms. Debbie Johnson at (559) 230-5817.

Sincerely,

David Warner
Director of Permit Services

Debbie Johnson

for
Arnaud Marjollet
Permit Services Manager

DW: dj



FRESNO COUNTY FIRE

PROTECTION DISTRICT

210 South Academy Avenue
Sanger, California 93657
Telephone: (559) 493-4300
Fax: (559) 875-7451
www.fresnocountyfire.org

January 13, 2014

Shun Patlan, City of Parlier

643 Quince Street
Mendota, Ca. 93640
Bus (559) 655-4298
Fax (559) 655-4064

Transmitted by Email to: commdev@parlier.ca.us

RE: **Reference Application #: TTM#6038**

Name of Applicant: ADOBE DEVELOPMENT CORP

Address of Project: NWC PARLIER & MENDOCINO AVE

City, State & Zip of Project: PARLIER, CA

Fresno County Fire Protection District (FCFPD) has performed a preliminary review of the project, and has not identified any significant concerns with the overall proposal. All application types stated below **SHALL** comply with California Code of Regulations Title 24 – Fire Code. After you have received your FCFPD conditions of approval for your project, submit your plans to the City of Parlier Building and Planning for review and approval. It is the **Applicants Responsibility** to deliver **three** sets of reviewed and approved plans (1 original, 2 copies) to the FCFPD.

Application Types

Site Plan Review (SPR)	Initial Study Application (ISA)
Director Review Application (DRA)	Variance Application (VA)
Conditional Use Permit (CUP)	General Plan Application (GPA)
Tentative Parcel Map (TPM, TPMW)	Tentative Tract Map (TTM)
Pre-Application for Certificate of Compliance (PCOC)	

Your project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the FCFPD please visit our website at www.fresnocountyfire.org and fill out the Fire Permit Application to submit with your plans. A determination will be made and information provided to you on how to join the CFD based on your application.

Please contact the FCFPD at **(559) 493-4359** to schedule an over the counter meeting to discuss the specific requirements for your project. Failure to schedule an appointment with the FCFPD will effect your ability to obtain a final for you're project.

Please Note – requirements for your project may include but are not limited to:

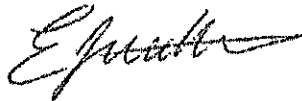
Water Flow Requirements
Water Storage Requirements
Fire Pumps
Road Access

Fire Hydrants
Fire Sprinklers Systems
Fire Alarm Systems
Premises Identification

Sincerely,

MARK J JOHNSON
Interim Fire Chief

By



ERIC WATKINS, BATTALION CHIEF
Law Enforcement/Fire Prevention



City of Parlier

Initial Study Proposed Mitigated Negative Declaration

**Vesting TTM 6038; General Plan Amendment;
and Prezone/Annexation to the City of Parlier
(Adobe Development Corporation)**

December 2013

Prepared for the City of Parlier by

Land Use Associates
286 W. Cromwell Avenue
Fresno, CA 93711

CITY OF PARLIER PROPOSED MITIGATED NEGATIVE DECLARATION

Filed with: County Clerk

Finding: The City of Parlier has determined that the project described below will not have a significant effect on the environment following incorporation of mitigation measures; therefore, preparation of an Environmental Impact Report is not required.

Lead Agency: City of Parlier

Project Applicant: Adobe Development Corporation
6670 N. West Avenue, Suite 102
Fresno, CA 93711

Project Title, File No.: Vesting TTM 6038; Plan Amendment; and Prezone/Annexation to the City of Parlier

Project Location: The project site is 20.03 acres located on the northwest corner of Parlier and Mendocino Avenues (APN 355-021-08).

Project Description: The project consists of Vesting TTM 6038 for 58 single family lots and Lot 59 which is proposed for multifamily development. A General Plan Amendment is proposed to shift approximately five acres of High Density Residential designated on the Parlier General Plan from the corner of Parlier and Mendocino Avenues to Lot 59 of the tract map adjacent to Martinez Elementary School. This High Density designation would allow for up to 90 units of multifamily housing. The single family portion of the tract map would be prezoned R-1 while Lot 59 would be prezoned R-3. Should the project be approved by the City, an application would be submitted to the Fresno Local Agency Formation Commission (LAFCO) for annexation to the City.

Environmental Assessment: The Initial Study for this project is available for review at the City of Parlier Community Development Department, 1100 E. Parlier Avenue, Parlier, CA.

Justification for Negative Declaration: The City of Parlier has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity after incorporation of mitigation measures. Accordingly, approval of a Mitigated Negative Declaration for the project is in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The City finds that the proposed project can be adequately served by public services including public utilities (sewer and water), police and fire protection services, and the Parlier Unified School District. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, or interfere with the movement of any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

Contact Person: Mr. Shun Patlan, Community Development Director - Phone: (559) 646-3545.

INITIAL STUDY

Vesting TTM 6038; General Plan Amendment; and Prezone/ Annexation to the City of Parlier (Adobe Development Corporation)

This document has been prepared to facilitate an objective assessment of the potential environmental impacts associated with the proposed project described below. The Initial Study has been prepared in accordance with the requirements of CEQA and the CEQA Guidelines. The Initial Study is an informational document designed to aid decision-makers in their deliberations on the project. The Parlier City Council will consider the information contained in this document prior to making a decision to approve or deny the project. Fresno LAFCO will also use the Initial Study for its deliberations on the proposed annexation of the project site to the City of Parlier.

Project Description/Proposal: The project consists of project entitlements to allow development of a 58-unit subdivision on a portion of a 20.03 acre site located at the northwest quadrant of Parlier and Mendocino Avenues. The western 5.2 acres of the parcel are proposed for 90 multifamily units and would be developed as a future phase. The site is currently fallow land.

Vesting Tentative Tract Map 6038: The vesting tentative tract map provides 58 single family residential lots with a minimum lot size of 6,000 square feet. Lot 59 on the western portion of the site is proposed for multifamily development.

General Plan Amendment: The Parlier General Plan adopted in 1999 designates approximately five acres at the corner of Parlier and Mendocino Avenues for High Density Residential land use. High Density allows up to 21.8 units per acre. It is proposed by the applicant that the General Plan be amended by shifting the High Density designation to the western side of the project site adjacent to Martinez Elementary School on Lot 59 of the tract map. That portion of the site now designated High Density would be amended to Medium Density Residential.

Prezoning: In accordance with LAFCO requirements, the site must be prezoned prior to annexation. Prezoning is proposed to R-1 for the single family portion of the project and to R-3 for Lot 59.

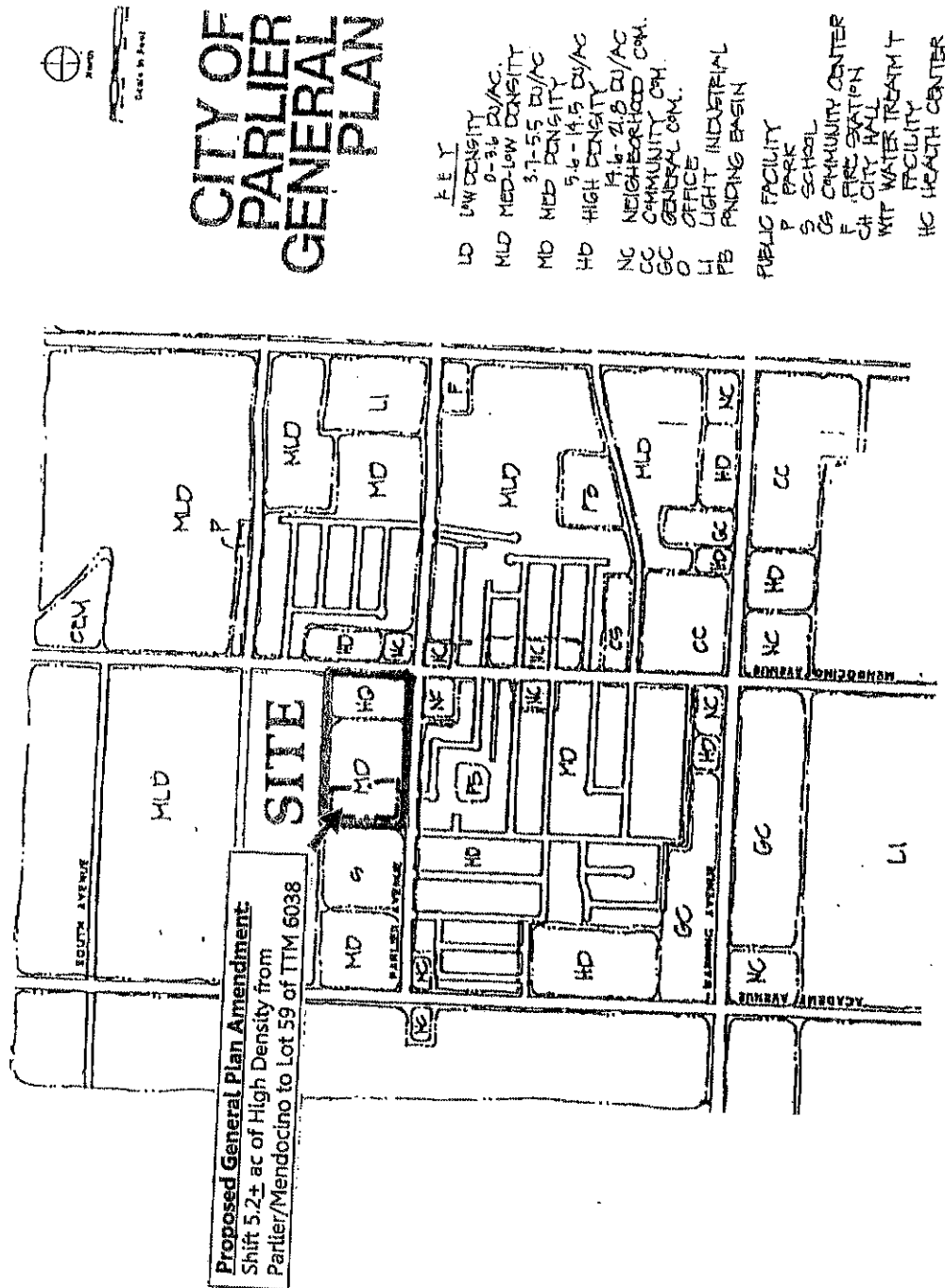
Annexation to the City of Parlier: The site is unincorporated and requires annexation to the City. The site is currently zoned AE-20 (Fresno County). Prezoning and approval of the tract map are requirements of the annexation process and would only become effective with recording of the annexation.

Figure 1 shows the location on the Parlier General Plan as well as the proposed General Plan amendment. Figure 2 is the specific APN location. Figure 3 shows Vesting TTM 6038 and the proposed prezoning.

Background

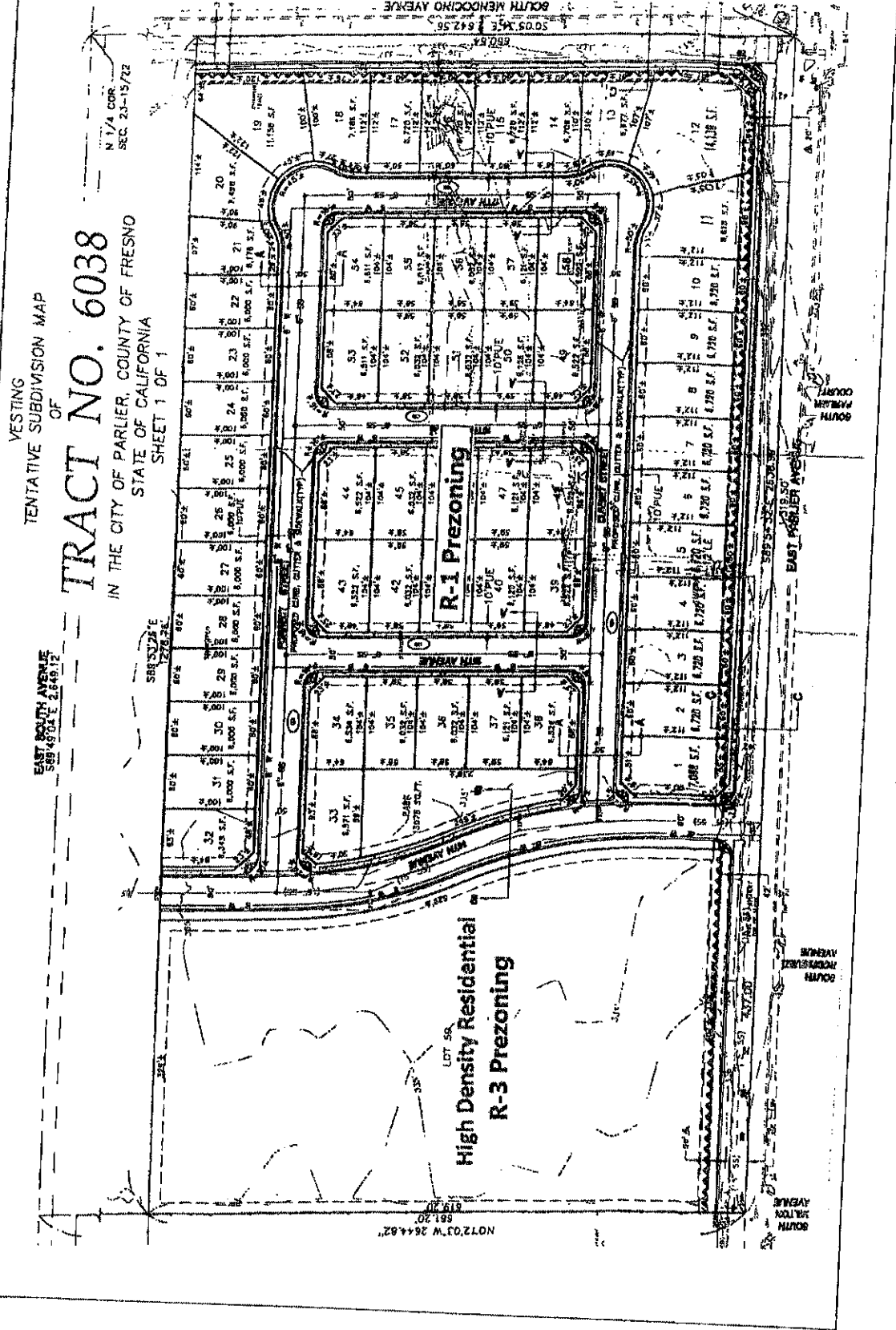
In 2007, Vesting TTM 5438 was submitted to the City of Parlier by Mission Homes for the subject property. No initial study was prepared and the project did not move forward. The City determined that the application, and therefore the map, has expired due to inactivity. A new application was filed for the property using the old map number, and the City determined that a new tract map number must be requested from Fresno County. Vesting TTM 6038 has been assigned to the map, and the Initial Study references the new map number when analyzing potential project impacts.

Figure 1: General Plan Location and Proposed General Plan Amendment



[illegible]

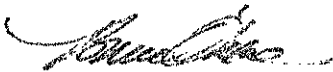
Figure 3: TTM No. 6038 and Proposed Rezoning



ENVIRONMENTAL CHECKLIST
VESTING TTM NO. 6038 AND PREZONE/ ANNEXATION

ENVIRONMENTAL DETERMINATION: On the basis of the evaluation of the impact areas contained within the Environmental Checklist:

- ☐ 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 because mitigation measures have been proposed to reduce identified impacts to a less than significant level and have been 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 shall focus 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

December 2, 2013

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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 Impact With Mitigation. 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.

Less Than Significant Impact. This category is identified when the 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 issue area. "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.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a source of substantial light or glare which would adversely affect day or nighttime views ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less Than Significant Impact.** The visual environment will change from a rural, farming viewshed to an urban setting. Site development will alter the existing visual environment as the area north of the site remains in agricultural use. This is considered a temporary condition, however, as lands directly to the north are planned for residential uses and properties to the northwest are approved for single family development and have been annexed. Land south of Parlier Avenue is developed with residential uses, and the subject site is adjacent to Martinez Elementary School on the west. East of the site are apartments and a grocery store. This is a developing urban area, and site development could be considered infill of vacant urban property. The general plan and zoning ordinance contain standards for landscape setbacks and general architectural character that will limit visual impacts to a less than significant level.

b) **No Impact.** The project site does not contain scenic resources including trees, rock outcroppings, or historic buildings.

c) **No Impact.** The proposed residential project will not degrade the existing visual character or quality of the site and its surroundings.

d) **Less Than Significant Impact.** The proposed residential project will not create a new source of substantial light or glare that would adversely affect day or nighttime views. Standard residential street lighting will conform to city standards and is needed for safety and security.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps of the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, timberland, or timberland zoned Timberland Production?	<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 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"/>

a) **Less Than Significant Impact.** The site is 20.03 acres in size and has been used for many years for agriculture and, although now fallow, was recently planted to fruit trees. Because the site is planned for urban development and is proposed for annexation, it is unlikely that productive farming would continue. Lands outside the City's Sphere of Influence will be preserved for long-term agriculture. Growth within the City will reduce the potential for development on prime agricultural land outside the City and conversion of this agricultural land to urban uses is not considered significant.

A right-to-farm covenant will be required by both the City of Parlier as a condition of tract map approval and by Fresno LAFCO as a condition of annexation.

b) **No Impact.** The project site is planned for urban uses and is not subject to a Williamson Act Contract. Land to the north planned for residential development is subject to a Williamson Act Contract. A notice of non-renewal was filed on this property and the Fresno County Board of Supervisors approved the tentative cancellation. As this time, however, the property owner has not paid the cancellation fees and the contract remains in effect.

c) **No Impact.** There is no forest land in the Parlier area.

d) **No Impact.** There is no forest land in the Parlier area.

e) **No Impact.** The project will not involve other changes in the existing environment that could result in conversion of farmland as the site is within the City's Sphere of Influence, is planned for urban use, and will provide for long-term residential development and growth for the City.

III. AIR QUALITY

Projects under consideration by Parlier are referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comment. Recommended mitigation measures provided by the Air District are typically incorporated in the project prior to approval.

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 type="checkbox"/>	<input checked="" 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 (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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially alter air movement, moisture, or temperature, or cause any substantial change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) No Impact. The Project is within the San Joaquin Valley Air Basin managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). 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, lead, hydrogen sulfide, Vinyl Chloride and visibility.

Areas are classified under the Federal Clean Air Act as either "attainment" or "non-attainment" areas for each criteria pollutant based on whether the NAAQS have been achieved or not. The California Air Resources Board (CARB) determines attainment relative to the State standards. The San Joaquin Valley (SJV) is designated as a State and Federal non-attainment area for O₃, and PM_{2.5} and a Federal attainment area for PM₁₀. It is a State and Federal attainment area for CO, SO₂, NO₂, and Pb (SJVAPCD, 2013).

The Project would not conflict with or obstruct the implementation of air quality management standards. Standards set by the SJVAPCD, CARB, and Federal agencies relating to the Project would continue to apply.

b) Less Than Significant Impact. The San Joaquin Valley is designated as a Federal and State non-attainment area for O₃ and PM_{2.5}, and a Federal attainment area for PM₁₀. The SJVAPCD is the regional agency that regulates air permitting and maintains an extensive air quality monitoring network to measure criteria pollution concentrations throughout the San Joaquin Valley air basin.

The project includes 58 single family dwellings and 90 units of multifamily housing. The assumption is that construction on the multifamily units will not be concurrent with the single family portion but will be subsequent to completion of that phase. The total project area to be developed is approximately 20 acres of vacant land. When the project is occupied, the primary source of pollutants will be passenger vehicles. At buildout, estimated traffic generation would be 1,151 daily weekday trips, of which 90 would occur during the a.m. peak and 114 would occur during the p.m. peak. The CalEEMod Version 2013.2.2 (see Attachment A) was used to estimate construction and operation emissions for the project. The recommendations of SJVAPCD staff in regards to emission calculations and estimated fleet mixes were also followed. The modeling results are provided in Table 1 and are under the thresholds of significance for tons of emissions per year.

Table 1: Project Construction and Operation Emissions

	VOC (ROG) (tons/year)	NO_x (tons/year)	PM₁₀ (tons/year)
Total Project Unmitigated Construction & Operation Emissions (Single Family)	2.05	3.47	1.17
Total Project Unmitigated Construction & Operation Emissions (Multifamily)	2.49	5.15	1.17
Total Project Emissions	4.54	8.62	2.34
Threshold of Significance (per year)	10	10	15

Source: CalEEMod, Version 2013.2.2

Regulation VIII measures, listed in Table 2, are SJVAPCD mandated requirements for any type of ground moving activity and would be adhered to during construction of the Project. Implementation of Regulation VIII measures would reduce construction related PM₁₀ emission impacts to less than significant. As demonstrated in Table 1, Project construction and operation emissions would be under the significance threshold, and are therefore considered less than significant.

**Table 2: San Joaquin Valley Air Pollution Control District
Regulation VIII Control Measures for Construction Emissions of PM₁₀**

All disturbed areas, including storage piles, which are not actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizers/suppressants, covered with a tarp or other similar cover, or vegetative ground cover.
All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions during construction using water or chemical stabilizer suppressant.
All land clearing, grubbing, scraping, excavation, land leveling, grading cut and fill, and demolition activities during construction shall be effectively controlled of fugitive dust emissions utilizing application of water or pre-soaking.
When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from top of container shall be maintained.
All operations shall limit, or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.

Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.

Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site at the end of each workday.

Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.

In addition, the project will be subject to Rule 9510, Indirect Source Review, which will require calculation of air emissions and payment of fees, as applicable, to mitigate project impacts.

c) Less Than Significant Impact. During construction, air quality impacts would be less than SJVAPCD thresholds for non-attainment pollutants and operation of the project would not result in impacts to air quality standards for criteria pollutants. Accordingly, net increases of non-attainment criteria pollutants would not be significant for the proposed project.

d) Less Than Significant Impact. Section 3 of the Guide for Assessing and Mitigating Air Quality Impacts defines a sensitive receptor as a location where human populations, especially children, seniors, and sick persons are present and where there is a reasonable expectation of human exposure to pollutants. Sensitive receptors normally refer to people with heightened sensitivity to localized, rather than regional pollutants. There are several hundred residences and a school within one mile of the project site; however, concentrations of pollutants would not pose a hazardous threat to any sensitive receptors as emissions resulting from the project would be below significance thresholds. The impact would be less than significant.

e) No Impact. The Project would not be a source of odors; therefore, there would be no impact.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species identified 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat 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"/> |

a) **Less Than Significant Impact.** The site has been disturbed by agricultural uses. As fallow land, the site is regularly disked for fire prevention and does not provide intrinsic habitat value for transient and foraging special status animals. Therefore, potential habitat for any species with special status has been greatly diminished.

b) **No Impact.** The project site contains no riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

c) **No Impact.** The project site contains no federally protected wetlands as defined by Section 404 of the Clean Water Act.

d. **No Impact.** The project site contains no watercourses or wildlife movement corridors.

e. **No Impact.** The project will not conflict with any local policies or ordinances protecting biological resources.

f. **No Impact.** There are no adopted Habitat Conservation Plans in the Parlier area.

III. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 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 formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less Than Significant Impact.** There are no known historical resources located on the project site. Should archeological or human remains be encountered during development, the proposed project shall comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources.

b) **Less Than Significant Impact.** Although there are no known archaeological resources located in the study area, the project could result in disturbance of subsurface archaeological resources during excavation and/or grading. If this occurs, the developer will comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources.

c) **Less Than Significant Impact.** There are no known paleontological resources located in the study area. The project may have the potential to directly or indirectly destroy a paleontological resource. If any paleontological materials are uncovered during project activities, work in the area shall halt until professional resources evaluation and/or data recovery excavation can be planned and implemented.

d) **Less Than Significant Impact.** Should any human remains be discovered during grading and construction, the Fresno County Coroner must be notified immediately. The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission [NAHC] if the remains are Native American. The most likely descendants then have 24 hours to recommend proper treatment or disposition of the remains, following NAHC guidelines.

VI. GEOLOGY AND SOILS

Would the project:		Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a)	Expose people or structures to potential substantial adverse effects involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting septic tanks or alternative disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a.

i. Less Than Significant Impact. Due to the geology of the Parlier area and its distance from active faults, the potential for seismic impacts is minimal. Potential seismic hazards will be addressed through compliance with *The California Building Code* enforced by the City of Parlier to ensure the safe construction of all structures and facilities.

ii. Less Than Significant Impact. The most likely source of potential ground shaking is the San Andreas Fault and the Owens Valley fault systems. Taking into account the distance to these faults, the potential for ground motion is minimal.

iii. No Impact. Soil types are coarse and not conducive to liquefaction. In addition, the maximum ground surface accelerations attributed to this area are too low to produce the shock necessary to initiate liquefaction.

iv. No Impact. The project will not result in or expose people to potential impacts from landslides or mudflows.

b. No Impact. Standard required construction practices and compliance with City ordinances and regulations, *The California Building Code*, and adherence to professional engineering design approved by the City will mitigate potential soil erosion impacts from the project.

c. No Impact. The project site is not located on unstable soils.

d. No Impact. The project site is not located on expansive soils.

e. No Impact. The development will be served by the Parlier Wastewater Treatment Plant.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- | | Potentially Significant Impact | Less than Significant Impact With Mitigation | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a, b) Less Than Significant Impact With Mitigation. Efforts devoted to greenhouse gas (GHG) emissions reduction and climate change research and policy have increased dramatically in recent years. In 2002, with the passage of Assembly Bill 1493 (AB 1493), California launched an innovative and proactive approach to dealing with GHG emissions and climate change at the state level. AB 1493 requires the Air Resources Board (ARB) to develop and implement regulations to reduce automobile and light truck GHG emissions; these regulations were applied to automobiles and light trucks beginning with the 2009 model year.

On June 1, 2005, Governor Arnold Schwarzenegger signed Executive Order S-3-05 to reduce California's GHG emissions to: 1) 2000 levels by 2010, 2) 1990 levels by the year 2020, and 3) 80% below the 1990 levels by the year 2050. In 2006, this goal was further reinforced with the passage of Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 sets the same overall GHG emissions reduction goals while further mandating that ARB create a plan that includes market mechanisms, and implement rules to achieve "real, quantifiable, cost-effective reductions of greenhouse gases."

Executive Order S-20-06 further directs state agencies to begin implementing AB 32, including the recommendations made by the state's Climate Action Team. Climate change and GHG reduction is also a concern at the federal level; however, at this time, no legislation or regulations have been enacted specifically addressing GHG emissions reductions and climate change.

Project construction emissions and project operations would not exceed SJVAPCD thresholds of significance. In addition, Regulation VIII measures would be implemented, further decreasing potential emissions. The Project would not significantly contribute to the emission of GHGs.

The SJVAPCD has adopted its *Guidance for Valley Land Use Agencies in Addressing GHG Impacts for New Projects Under CEQA* (SJVAPCD 2009). The guidance provides initial screening criteria for climate change analyses, as well as draft guidance for the determination of significance.

The effects of project-specific GHG emissions are cumulative, and therefore climate impacts are addressed as a cumulative, rather than a direct impact. The guidance for determining significance of impacts has been developed from the requirements of AB 32 and addresses potential cumulative impacts that a project's GHG emissions could have on climate change. Since climate change is a global phenomenon, no direct impact would be identified for an individual land development project. The following criteria are used to evaluate whether a project would result in a significant impact for climate change:

- Does the project comply with an adopted plan for reduction or mitigation of GHG emissions? If no, then
- Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then
- Does the project achieve AB 32 targeted 29% GHG emission reductions compared with Business As Usual (BAU)? (A significance threshold of 29% below "business as usual" levels is considered to demonstrate that a project would be consistent with the goals of AB 32)

Because neither the ARB nor the City of Parlier has adopted a plan for reduction of GHG with which the project can demonstrate compliance and because Best Performance Standards have not been adopted for specific development projects, the goal of 29% below Business As Usual for emissions of GHG is used as a threshold of significance for this analysis.

Mitigation

SJVAPCD's guidance document, *Appendix J: GHG Emission Reduction Measures – Development Projects*, contains measures to reduce energy usage, water usage, and vehicle miles traveled. Several of these measures are included as mitigation for TTM 6038, along with estimated percent reductions in GHG emissions. The percent reductions were obtained either from the CAPCOA Appendix B listing (CAPCOA 2008), or from the SJVAPCD's Interim GHG Emission Reductions Calculator (SJVAPCD 2010).

1. The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Streets within the project shall have sidewalks on both sides. Pedestrian facilities and improvements such as wider sidewalks and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access. Estimated GHG reduction: 1 – 10%
2. Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and nonresidential uses that impede bicycle or pedestrian circulation are eliminated. Estimated GHG reduction: 1 – 10%
3. The Project shall install Energy Star labeled roof materials. Estimated GHG reduction: 0.5–1%
4. The Project shall optimize building's thermal distribution by separating ventilation and thermal conditioning systems. Estimated GHG reduction: 1 – 10%
5. The Project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Estimated GHG reduction: 0.50%
6. Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Estimated GHG reduction: 1%

In addition, the project includes the following features that are included in Appendix J of the *Guidance* document:

- Entire project is located within one-half mile of an existing/planned Class I/Class II bike lane & project design includes a comparable network that connects the project to the existing offsite facility. Estimated GHG reduction: 0.63%

- Project is oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing/planned adjacent uses is minimized or nonexistent. Estimated GHG reduction: 0.50%
- The project has at least three of the following on site and/or offsite within one-quarter mile: residential development, retail development, park, open space, or office. Estimated GHG reduction: 3%
- The project provides multiple and direct street routing (grid style). External connections are bike/pedestrian pathways and access points, or streets with safe and convenient bicycle and pedestrian access that connect the project to adjacent streets, sidewalks, and uses. Streets internal to the project should connect to streets external to the project whenever possible. Estimated GHG reduction: 1%

In addition to these features, implementation of state and federal standards to reduce GHG emissions from vehicles will further reduce overall emissions from the project. The USEPA recently granted the waiver for California for its greenhouse gas emission standards for motor vehicles. Accordingly, the Pavley standards for vehicle emission reductions will be in effect in the future for TTM 5438.

The standards require GHG emission reductions from vehicles by approximately 30% by 2016. Due to vehicle phase-in, it was assumed that the Pavley standards would reduce vehicle emissions vehicles by 20%. The Low Carbon Fuel Standard is anticipated to reduce overall emissions from vehicles by an additional 10%.

Since 2002, power suppliers in California have been required to procure a certain percentage of electricity from renewable sources known as the Renewables Portfolio Standard (RPS). In 2008, the Governor issued an Executive Order setting a RPS standard at 33% by 2020. According to the SJVAPCD, the use of the RPS is a Best Performance Standard for emissions associated with electricity consumption. It is assumed that 20% of electricity would be supplied by renewables, reducing emissions from electricity use by 20%.

With implementation of GHG reduction measures, combined with GHG vehicles emission reductions and RPS reductions, the proposed Project will meet the significance threshold to reduce operational GHG emissions by 29%. The proposed Project would therefore be consistent with the goals of AB 32, and would not result in a significant impact on global climate.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:		Potentially Significant Impact	Less than Significant Impact With Mitigation	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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) | Emit hazardous emissions or handle hazardous or materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Be located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a) **No Impact.** The project is not expected to use or generate hazardous materials. Any transport of hazardous materials will be subject to local, state, and federal regulations.
- b) **No Impact.** See above response.
- c) **No Impact.** See above response.
- d) **No Impact.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- e) **No Impact.** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) **No Impact.** The project site is not located within the vicinity of a private airstrip.
- g) **No Impact.** The project will not interfere with an adopted emergency response plan.
- h) **No Impact.** The project site is not within an area subject to wildland fires.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern, 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** The proposed development will comply with all City ordinances and standards to assure proper grading and drainage. Storm water will be drained into an approved storm water ponding system. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements.

Prior to performing any earthwork on the property, the developer shall file a N.O.I. (Notice of Intent) with the State of California and a SWPPP (Stormwater Pollution Protection Plan) shall be prepared for the site and filed with the City Engineer.

b) **Less Than Significant Impact.** The proposed project will be served by the City of Parlier water system. The City is planning additional wells to serve the project area and as a result, no impacts to the water system or area groundwater are expected.

In 2010, the City entered into a cooperative agreement with the Consolidated Irrigation District for groundwater recharge. Under terms of the agreement, the City will pay an annual fee which will be used to purchase land and construct groundwater recharge basins for delivery of excess surface water by CID. The cooperative agreement and the resulting groundwater recharge program will reduce potential impacts to groundwater to a less than significant level.

c) **No Impact.** Standard required construction practices and compliance with state and federal regulations, City ordinances and regulations, *The California Building Code*, and adherence to professional engineering design approved by the City of Parlier will reduce or eliminate impacts from the project.

d) **No Impact.** The proposed project will not result in an altered drainage pattern as surface runoff will follow normal drainage patterns into an approved storm water ponding system. The project will not increase run-off that would result in flooding on or off-site.

e) **No Impact.** The project will not create or contribute run-off water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.

f) **No Impact.** The project will not otherwise degrade water quality through storm runoff or wastewater generation.

g) **Less Than Significant Impact.** The project site is not located within the limits of a 100-year floodplain as identified on the applicable FEMA Flood Insurance Rate Map.

h) **Less Than Significant Impact** See above response.

i) **No Impact.** There are no levees or dams involved with the project and the site is sufficiently removed from the Kings River floodplain to reduce potential flooding as a result of dam failure.

j) **No Impact.** The project area has no potential for seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 land use plan 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 to avoid or mitigate 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? ☐ ☐ ☐ ☒

a) **No Impact.** The proposed project will not physically divide the Parlier community as the project is a planned urban area and is adjacent to existing residential development and an elementary school.

b) **Less Than Significant Impact.** The Parlier General Plan designates the site for residential development. As shown in Figure 1, the eastern end of the site adjacent to Mendocino (approximately 5 acres) is designated High Density which is most appropriate for multifamily development. The balance of the site is designated Medium Density which is most appropriate for single family homes. The applicant, however, has proposed a General Plan Amendment to shift the High Density designation from the corner of Parlier and Mendocino Avenues to the western portion of the site adjacent to Martinez Elementary School. This proposed amendment is reflected in TTM 6038 which includes Lot 59 for multifamily development and proposes single family homes in the area now designated for High Density.

Lot 59 is 5.2 acres in size and is proposed for up to 90 multifamily units by the applicant. This is below the 113 units which would be permitted by the General Plan for the High Density designation (5.2 acres at 21.8 units/ac.). This reduction in units which would reduce overall impacts of the project, including associated traffic and air quality. There is no site plan for the multifamily development and it is assumed that the project would be constructed sometime after completion of the single family portion of the project. When the lot is proposed for development in the future, site plan review will be required by the Parlier Zoning Ordinance, including a public hearing before the City Council, allowing additional input from neighborhood residents.

The single family portion of the site is proposed to be rezoned to the R-1 district to permit minimum lot sizes of 6,000 square feet. The tract map as submitted has minimum lot sizes of 6,000 square feet, but many of the lots are in the 6,720 to 14,139 square foot range. The multifamily portion of the site would be rezoned to the R-3 district. Both the R-1 and R-3 districts are consistent with the General Plan designations of Medium and High Density.

- c) **No Impact:** There are no adopted habitat conservation plans in the Parlier area.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a mineral resource 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 land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** There are no mineral resources known to exist on or near the project site.

b) **No Impact.** The project site is not delineated on the General Plan as a locally important mineral resource recovery site.

XII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Expose persons to or generate noise in excess of standards of the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose persons to or generate excessive groundbourne vibration or noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary increase in ambient noise levels 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 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 to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Less Than Significant Impact. The Noise Element of the General Plan establishes a land use compatibility criterion of 60 dB L_{dn} for exterior noise levels and 45 dB L_{dn} for interior noise levels within residential land uses. Noise levels within future homes on the site are expected to be within acceptable limits for residential areas and noise will be generated primarily by increased residential traffic.

b) Less Than Significant Impact. Although noise will be generated during grading and construction, the project will not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

c) No Impact. The project has the potential to create new noise levels typical of residential areas; however, ambient noise levels within residential neighborhoods are not considered significant.

d) No Impact. The project will bring about temporary increases in noise during grading and construction. It is not anticipated that these new noise levels will result in a substantial temporary increase in ambient noise levels above levels existing without the project.

e) No Impact. The project is not located within an airport land use plan nor within two miles of a public use airport.

f) No Impact. The project is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** The project will provide new housing that will serve the existing and projected population of the community and is not considered growth inducing.

b) **No Impact.** The project will not displace existing housing.

c) **No Impact.** The project will not displace people.

XIV. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **i. Less Than Significant Impact.** Fire protection services to the project site will be provided by the Fresno County Fire Protection District which anticipates that service can be provided to the project without adverse affects. An agreement is in place between the City and District for cost reimbursement and no significant impacts to fire services are anticipated as a result of the proposed development.

ii. **Less Than Significant Impact.** Police protection services will be provided by the Parlier Police Department. No significant impacts to police services are anticipated as a result of the proposed development. The police department has had no comment on the proposed project.

iii. **Less Than Significant Impact.** The project will generate additional student enrollment to schools within the Parlier Unified School District. At an average of 1.0 students per household (combined single family and multifamily units) the project is expected generate 148 K-12 students. Students are expected to attend Martinez Elementary School (74 students), Parlier Middle School (44 students), and Parlier High School (30 students). The project was discussed with acting Superintendent Jeanette Johnson who did not identify major concerns with increased student enrollment from the project. To mitigate impacts brought by new development, Parlier Unified levies development fees for all new residential development. Any new development will be subject to development fees in place at the time fee certificates are obtained.

iv. **Less Than Significant Impact** The project will not adversely impact existing parks. The project applicant will dedicate park land or pay park development fees for park space in accordance with City requirements.

v. **No Impact.** The project will not have additional impacts on other public facilities.

XV. RECREATION

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

a) **No Impact.** Development of the subdivision may result in an increase in use of existing parks or recreational facilities but will not result in the physical deterioration of these facilities. A future park will be provided within the adjacent subdivision to the northwest and the proposed project will contribute park development fees.

b) **No Impact.** See above response.

XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a) Conflict with a plan establishing performance measures for the circulation system, taking into account all modes of transportation and components of the circulation system, including intersections, streets, highways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, level of service standards and travel demand measures, or other standards established 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 that results 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 plans 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"/>

a) **Less Than Significant Impact with Mitigation.** In order to assess traffic impacts, Yamabe & Horn Engineering, Inc., was retained to amend a previous traffic impact study (TIS) prepared in October 2011 for Tract 5495, Phase II and Tract 5607, located northwest of the project site. The amended TIS is summarized in this initial study. The complete *Amendment to Traffic Impact Study, Tract 6038*, (November 2013) is on file with the City of Parlier. The report includes *Appendix A - Traffic Data Sheets*, and *Appendix B - Intersection Level of Service (LOS) Analysis*. The appendices should be consulted for additional detail on the analysis.

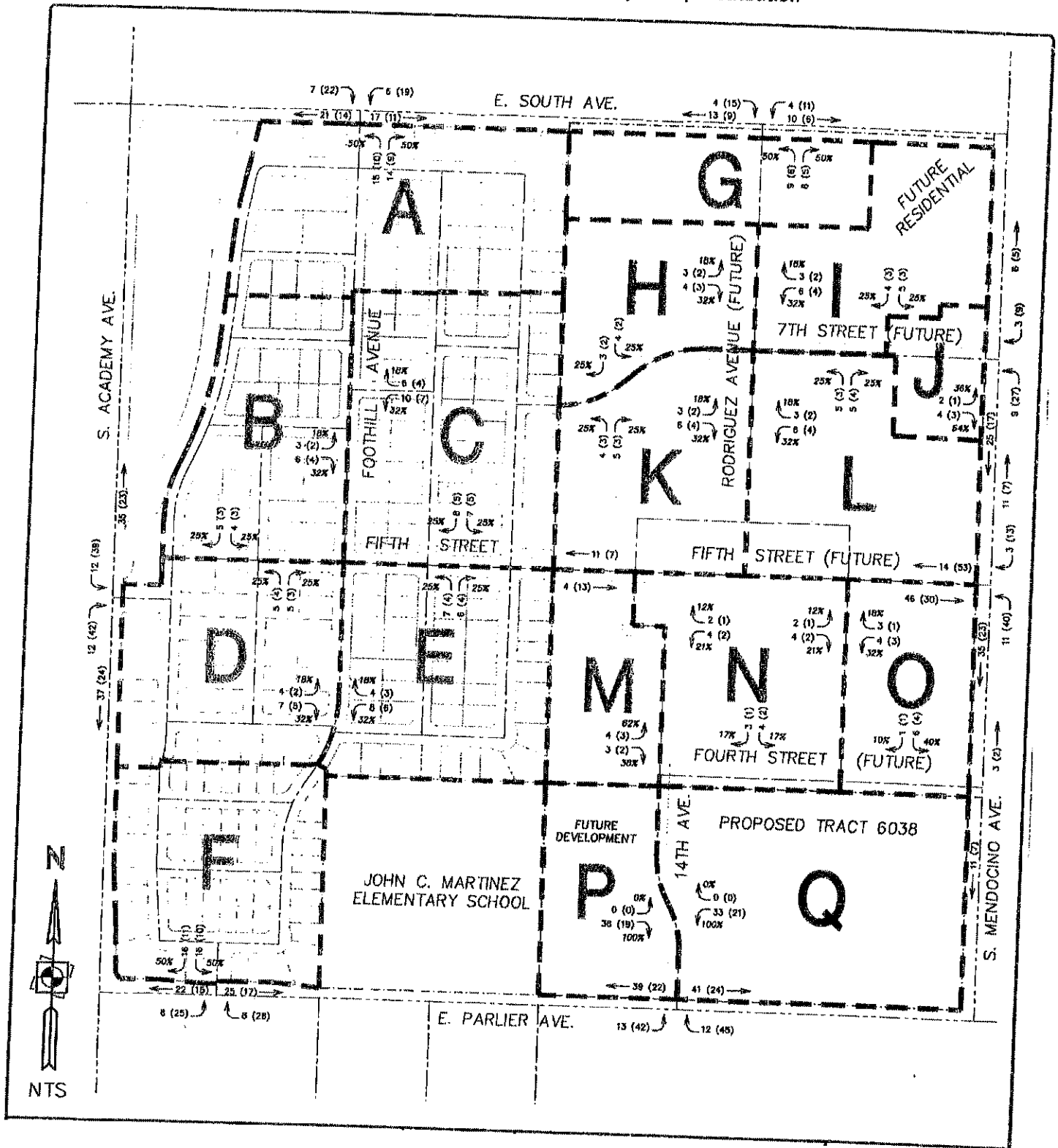
The proposed project site was designated as Zone P and Q in the previous TIS. The current layout of the project shows the 58 single family lots in combined Zone Q and an outlot (Lot 59) as a multi-family development which is designated as Zone P (see Figure 4). Both of these zones are part of the study. The alignment of proposed 14th Avenue remains the same. For the purpose of this study, the project opening day is anticipated for the year 2014.

The primary purpose of the amended TIS is to determine the impact of the project to the intersection of Parlier Avenue and proposed 14th Avenue. This analysis is important because 14th Avenue is the primary entrance and exit for the project and is approximately 430 feet east of Martinez Elementary School. The time periods of the study are weekday peak hours, which are 7:00 AM – 9:00 AM (AM Peak Hours) and 4:00 – 6:00 PM (PM Peak Hours).

This study analyzes three different scenarios:

1. Existing plus Project Conditions
2. Cumulative plus Project Conditions
3. Cumulative plus Project in 20 Years Conditions

Figure 4: Study Zones and Pending + Project Trip Distribution



The Level of Service (LOS) threshold as established by the City of Parlier is LOS "C" or better, to be maintained throughout the circulation network. Fresno County also has an LOS "C" threshold. As a result, LOS "C" was used to evaluate the potential significance of impacts to the study intersection and road segments. Tables 3 and 4 show LOS criteria for all-way stop sign controlled intersections and signalized intersections.

Table 3: Level of Service Criteria for All-Way Stop-Controlled Intersections

Average Control Delay (s/veh)	Level of Service By volume to capacity ratio $v/c \leq 1.0$	Description
0-10	A	Little or no traffic delay. All drivers find freedom of operation. Very rarely more than one vehicle in queue.
> 10-15	B	Short traffic delay. Some drivers begin to consider the delay troublesome. Seldom there is more than one vehicle in queue.
> 15-25	C	Normal traffic delay. Most drivers feel restricted, but tolerably so. Often there is more than one vehicle in queue.
> 25-35	D	Long traffic delay. Drivers feel restricted. Most often, there is more than one vehicle in queue.
> 35-50	E	Very long traffic delay. Drivers find delays approaching intolerable levels. There is frequently more than one vehicle in queue. This level denotes a state in which the demand is close or equal to the probable maximum number of vehicles that can be accommodated by the movement.
> 50	F	Stop and go traffic delay. Very constrained flow. Represents an intersection failure situation that is caused by geometric and/or operational constraints external to the intersection.

Source: Highway Capacity Manual (HCM2010), Transportation Research Board, 2010, Chapter 20.

Unless the approach LOS are significantly different from the intersection LOS, results of analyses of different scenarios will be presented showing the average control delay and corresponding LOS as the aggregate of a whole intersection delay, pursuant to HCM 2010.

Table 4: Level of Service Criteria for Signalized Intersections

Average Control Delay (s/veh)	Level of Service By volume to capacity ratio $v/c \leq 1.0$	Description
0-10	A	Progression is very favorable. Most vehicles arrive during green signal and do not stop. Short cycle lengths may also contribute to low delay.
> 10-20	B	Progression is good and/or cycle lengths are short. More vehicles stop than for LOS A, causing higher levels of average delay.
> 20-35	C	Progression is fair and/or cycle lengths are longer. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, though many vehicles still pass through without stopping.
> 35-55	D	Progression is unfavorable, cycle lengths are long, or has a high flow rate to capacity ratio. Many vehicles stop, and the proportion of vehicles not stopping diminishes. Individual cycle failures are obvious.
> 55-80	E	Progression is poor, cycle lengths are long, and has a high flow rate to capacity ratio. Individual cycle failures are frequent occurrences.
> 80	F	Progression is very poor, cycle lengths are long. Many individual cycle failures. Arrival flow rates exceed the capacity of the intersection. This level is considered unacceptable to most drivers.

Source: Highway Capacity Manual (HCM2010), Chapter 16 Exhibit 18-4.

Analysis. LOS analyses were performed for the study intersection using industry standard Synchro 8 software by Trafficware which utilizes Highway Capacity Manual (HCM) 2010 methodologies in its calculation of approach control delays. For an unsignalized intersection, if the analyses indicate an unacceptable LOS for the intersection or particular approach due to high traffic volumes but not enough to warrant a traffic signal, this study will test different lane modifications to mitigate the intersection or particular approach.

When the LOS falls below the acceptable level, a traffic signal warrant analysis would be performed. The investigation of the need for a traffic signal at any intersection is standardized by the *California Manual of Uniform Traffic Control Devices* (MUTCD). With the nature of this study to collect traffic counts for peak hour conditions, the only traffic signal warrant checked was Warrant 3, Peak Hour. MUTCD further states that, "the satisfaction of a traffic signal warrant or warrants shall not in itself required the installation of a traffic control signal." Therefore, prior to proceeding with a final determination to install a traffic signal, an engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location (*California Manual of Uniform Traffic Control Devices*, 2006, Chapter 4C).

Scenario 1: Existing plus Project Traffic Conditions

Traffic counts were performed on Tuesday, October 22, 2013, pursuant to the acceptable standards as specified in Caltrans' *Guide for the Preparation of Traffic Impact Studies*. Existing traffic count data is included in Appendix A of the complete TIS on file with the City of Parlier.

The project consists of 58 single family lots for Tract 6038 and 90 units for future multifamily residential development. To estimate the number of trips, data from the latest Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition, were used. Table 5 shows estimated trips for the project.

Table 5: Project Trip Generation

Land Use	ITE Code	Zone	Units	Average Weekday		7-9 AM Peak Hour			4-6 PM Peak Hour		
				Rate	Total	Rate % Split	Enter	Exit	Rate % Split	Enter	Exit
MFR	220	P	90	6.65	599	0.51 20 / 80	10	36	.062 65 / 35	37	19
SFR	210	Q	58	9.52	552	0.75 25 / 75	11	33	1.00 63 / 57	37	21
Total					1,151		21	69		74	40

MFR = Multifamily Residential; SFR = Single Family Residential

Trip distribution for the project and pending projects are shown on Figure 4. It is assumed that all project traffic will enter and exit at the Parlier/14th intersection and then proceed either east or west on Parlier Avenue. Additional traffic would occur at the intersection from other pending projects in the area.

The intersection of Parlier and 14th will be a one-way stop-controlled T-intersection controlling southbound traffic. Figure 5 shows proposed lane configurations for the intersection. At this location, 14th would be a local street while Parlier is a collector. The existing plus project traffic volumes at the study intersection are presented in Figure 6. Based on these volumes and the proposed lane configuration, the intersection was analyzed to obtain the level of service and is presented in Table 6. All traffic data sheets are included in the Appendix B of the complete TIS on file with the City of Parlier. As shown below, the study intersection is operating at an acceptable LOS.

Figure 5: Proposed Lane Configuration

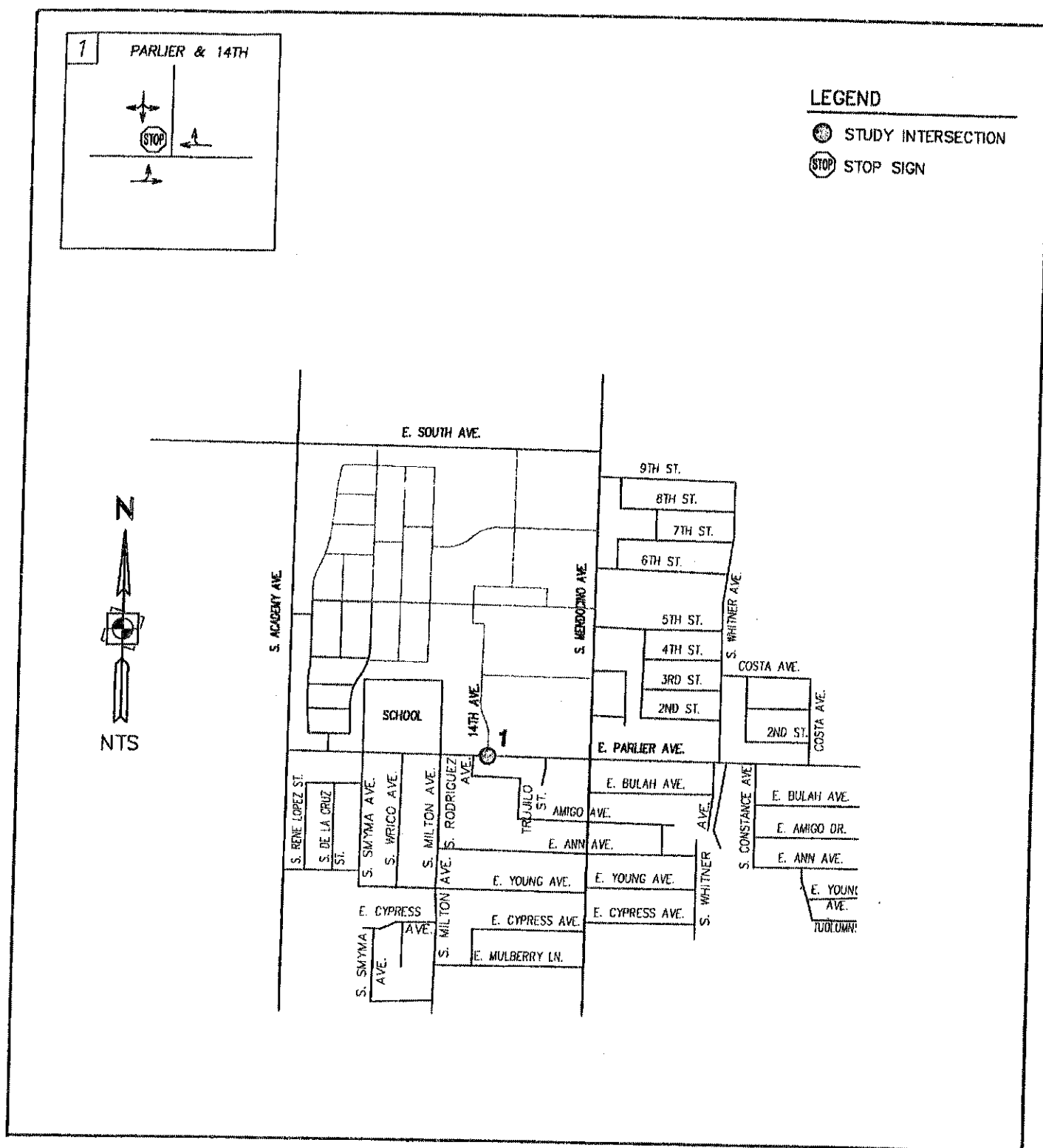


Figure 6: Existing Plus Project Volumes

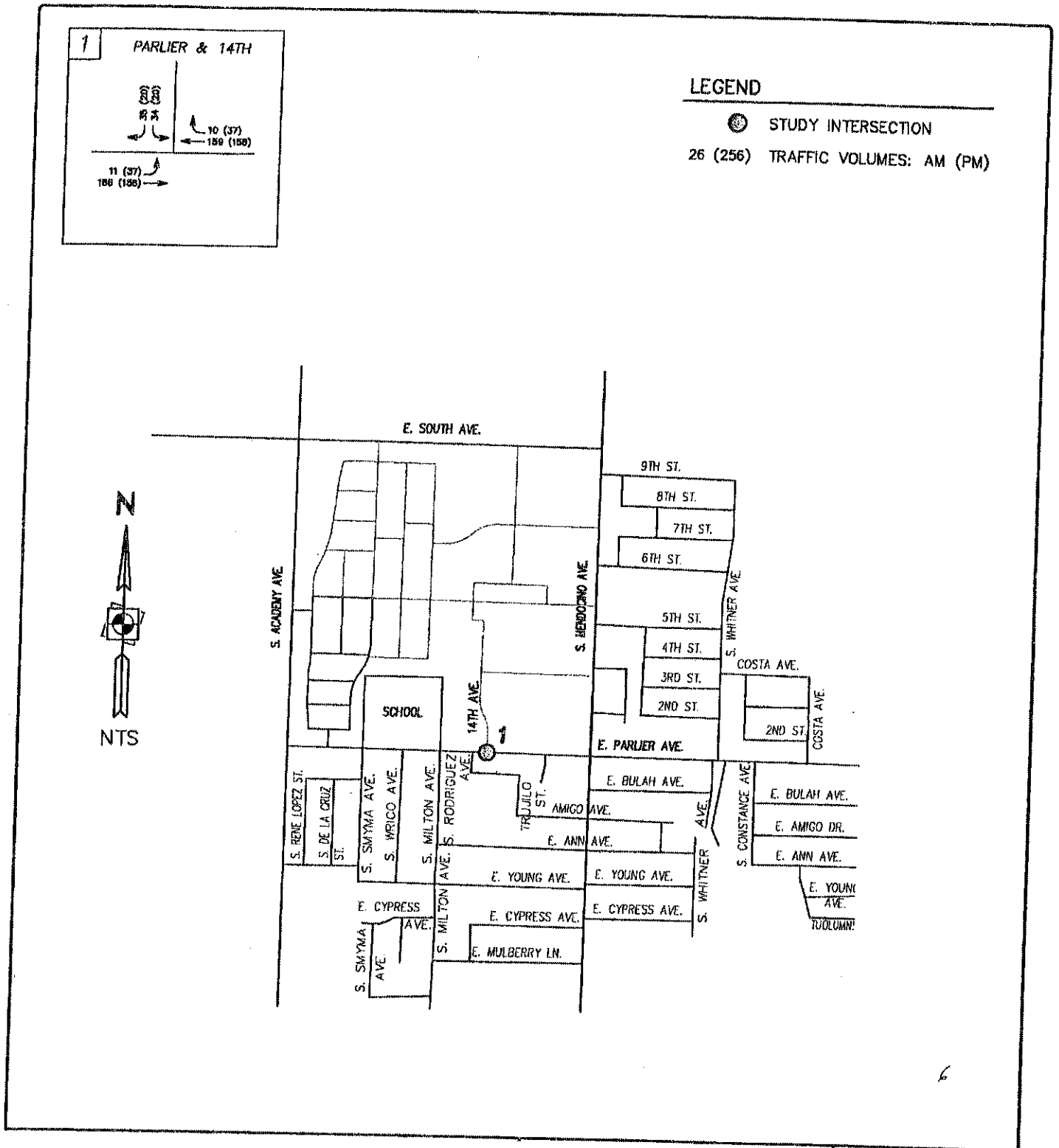


Table 6: Level of Service for Scenario 1: Existing plus Project Traffic Conditions

Node	Intersection	Intersection Control	Peak Hour	Delay (s/veh)	LOS
1	Parlier & 14 th	One-way stop	AM	1.7	A
			PM	1.8	A

Scenario 2: Cumulative Plus Project Conditions

From the previous TIS, the other pending residential projects to the north of the proposed Project were assumed to be constructed in year 2015. Under this scenario, the study intersection was analyzed using the traffic volumes as follows: the existing traffic volumes that were projected to year 2015 using an appropriate growth rate and other pending projects, plus the proposed project. Based on previous discussions with City staff, an annual growth factor of 2.5% is used for this study.

The AM and PM peak hour traffic volumes for the cumulative conditions plus proposed project are shown in Figure 7. The same lane configuration for Parlier Avenue and 14th Avenue were applied. Table 7 presents the control delays for each peak hour with the corresponding level of service. All intersection levels of service calculation results are within acceptable standards.

Table 7: Level of Service for Scenario2: Cumulative plus Project Traffic Conditions

Node	Intersection	Intersection Control	Peak Hour	Delay (s/veh)	LOS
1	Parlier & 14 th	One-way stop	AM	1.9	A
			PM	1.9	A

Scenario 3: Year 2035 Cumulative Plus Project Conditions

To analyze the level of service for all study intersections under this scenario, the traffic volumes to be analyzed are the combination of the background traffic volumes projected to the year 2035, pending project's trips, and trips from the proposed project.

Figure 8 shows traffic volumes for cumulative conditions plus the proposed project in 2035 for AM and PM peak hours. The results of the LOS analyses are presented in Table 8. All intersection levels of service calculation results are contained in Appendix B of the complete TIS on file with the City of Parlier. The study intersection is projected to operate above the acceptable level of service

Table 8: Level of Service for Scenario 3: Cumulative Plus Project Traffic Conditions

Node	Intersection	Intersection Control	Peak Hour	Delay (s/veh)	LOS
1	Parlier & 14 th	One-way stop	AM	1.7	A
			PM	1.6	A

Figure 7: Cumulative Plus Project Volumes

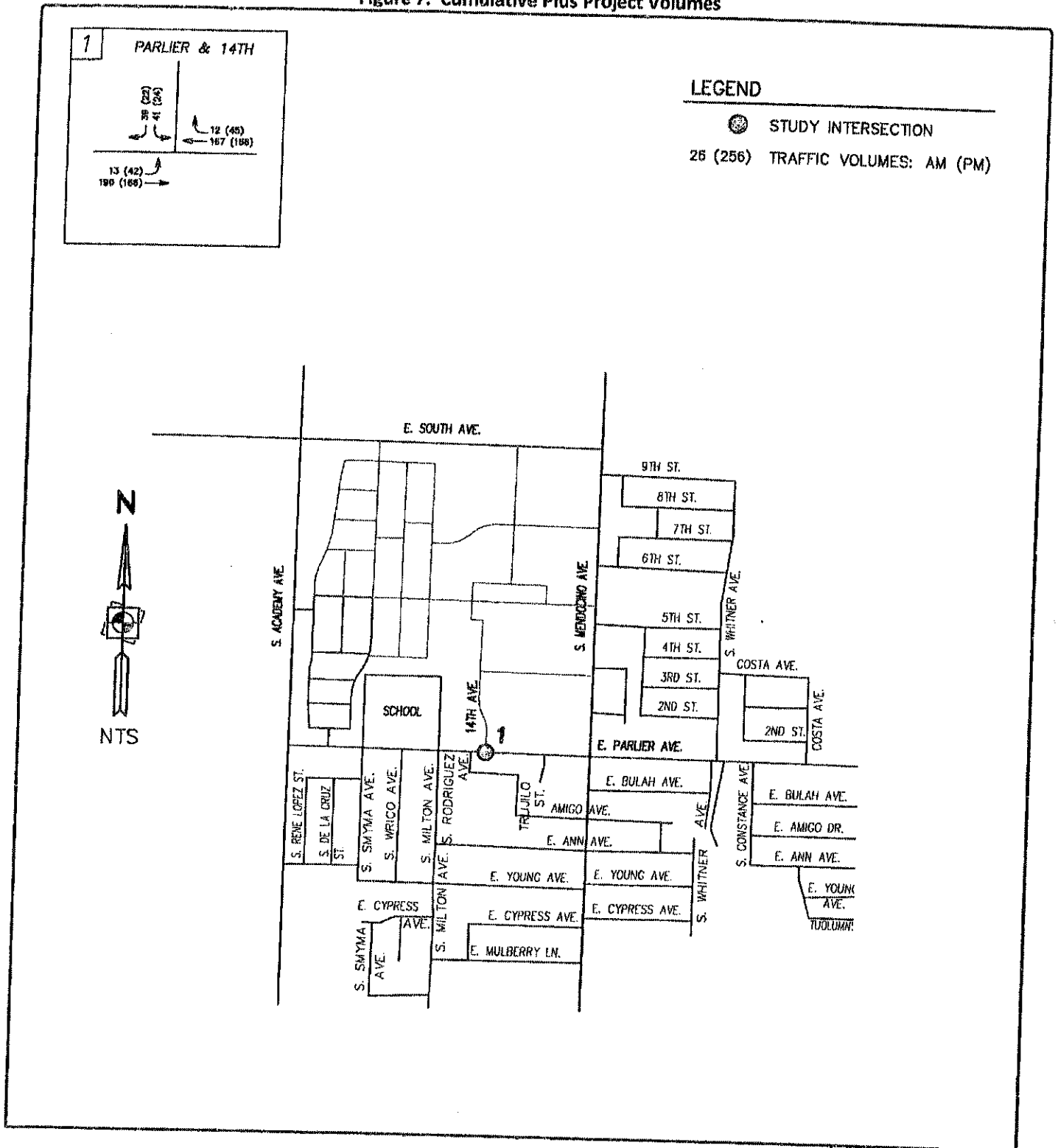
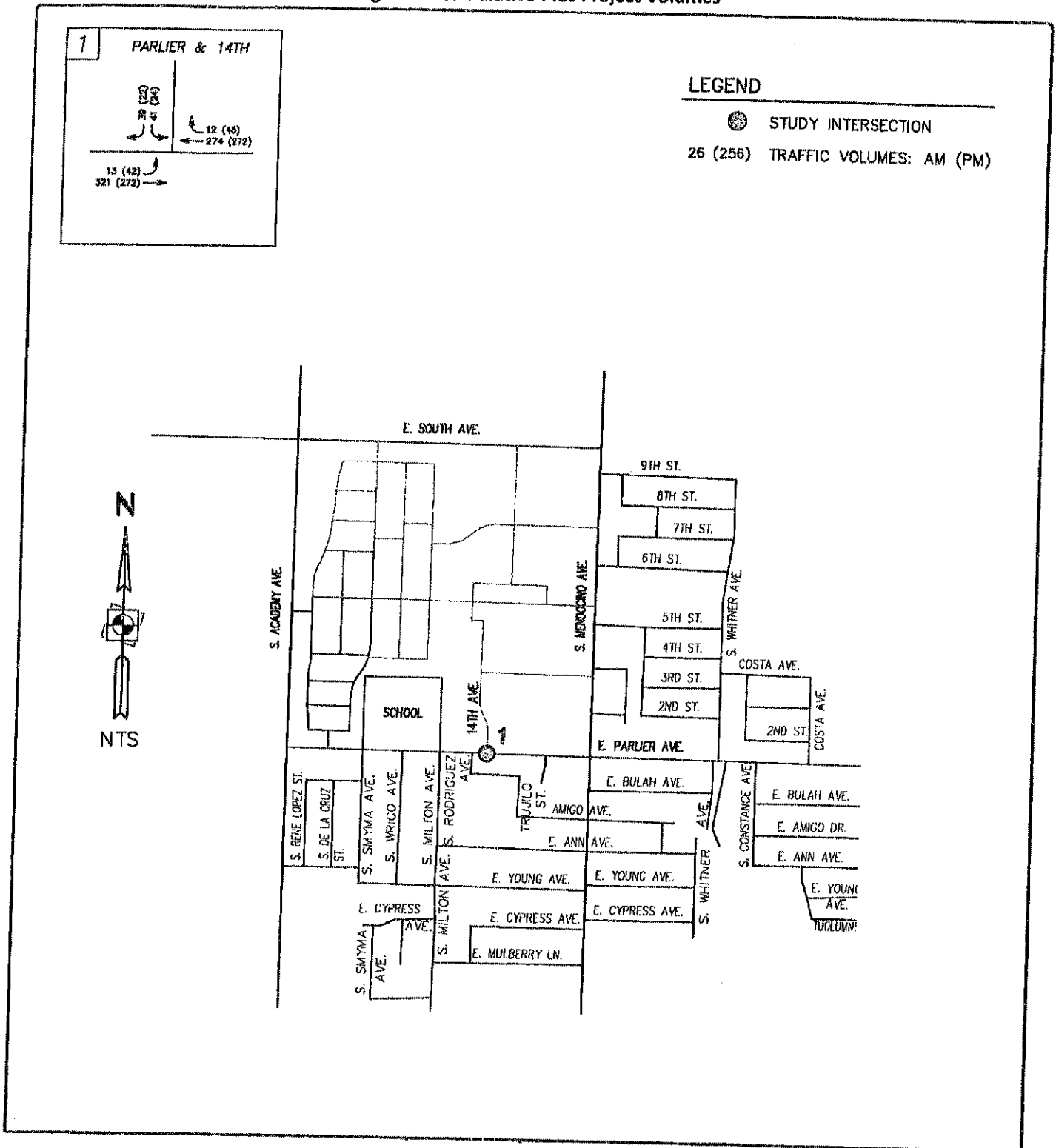


Figure 8: Cumulative Plus Project Volumes



Conclusions and recommendations of the TIS show that for each scenario - Existing Plus Project Conditions; Cumulative plus Project Conditions; and Year 2035 Cumulative Plus Project Conditions - the Parlier/14th study intersection is expected to operate at an acceptable LOS "A."

Parlier and Mendocino Avenues are planned collectors and have adequate capacity to serve the project while maintaining the City's LOS standard of "C." The project will not cause an increase in traffic that is substantial in relation to the existing traffic load and planned capacity of the street system.

b) **No Impact.** The General Plan standard is LOS "C". See above response.

c) **No Impact.** The project will not affect air traffic

d) **Less than Significant Impact.** The street system within TTM 6038 will be designed to accommodate safe residential traffic movements and incorporate features such as non-through streets and other traffic calming measures. These features will reduce speed and minimize traffic hazards. Additional right-of-way and landscaping improvements along Mendocino and Parlier frontages adjacent to the project site will be installed by the developer in accordance with City standards and these roadway improvements will also mitigate potential hazards.

e) **No Impact.** The current and proposed street system in the area will be adequate for emergency access.

f) **No Impact.** Residential uses are required to provide adequate off-street parking per standards established in the Parlier Zoning Ordinance.

g) **No Impact.** The project will not conflict with programs supporting alternative transportation. Mendocino Avenue and Parlier Avenue will be striped for bicycle lanes.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:		Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
a)	Exceed wastewater treatment requirements of the Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require the construction or expansion of water or wastewater facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require the construction or expansion of storm drainage 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 that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient capacity to accommodate the project's needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

a) **No Impact.** The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board.

b) **No Impact.** The project will be served by existing water and wastewater collection and treatment systems. The water system for this subdivision will be required to connect to the existing City network in two places to provide a redundant water supply. In addition to connection to an existing 8-inch water line in Parlier Avenue, another connection is required to the existing 8-inch water main in Mendocino Avenue. A minimum 15-foot water main easement will be required for the connection to the Mendocino line.

Sewer effluent will be drained to the existing 15-inch interceptor in 14th Avenue. Since this development will enjoy the benefits of the previously installed interceptor sewer trunk, the developer will be required to pay a reimbursement fee by agreement for use of the interceptor sewer.

c) **Less Than Significant Impact.** The proposed project will drain to the planned regional basin for this area, located approximately 1,400 feet to the northwest. The basin has been excavated to the extent necessary to accommodate the run-off from TTMs 5495 and 5607 to the west. The improvement plans for TTM 5607 include a large pipe for storm water to be constructed to the northwest corner of the proposed project. The project will be required to connect to that pipe for drainage to the regional basin. It is the developer's responsibility to acquire legal access across adjacent land to connect to the storm drain pipe. The regional basin was built on Outlot "A" of TTM 5495 and may require expansion to accommodate storm drainage from TTM 6038.

d) **No Impact.** The City has sufficient groundwater resources to serve the proposed development and will cooperate with the Consolidated Irrigation District in a groundwater recharge program

e) **No Impact.** The City has sufficient capacity to serve the proposed development.

f) **No Impact.** The American Avenue landfill has sufficient capacity to serve future growth in the City of Parlier.

g) **No Impact.** The project will comply with federal, state, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less than Significant Impact With Mitigation	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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

a) **Less Than Significant Impact.** The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the Project would have a less than significant effect on the local environment. The Project would involve no potential for significant impacts through the degradation of the quality of the environment, the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of a plant or animal community or example of a major period of California history or prehistory. The impact would be less than significant.

b) **Less Than Significant Impact With Mitigation.** Implementation of the identified Project-specific mitigation measures and compliance with applicable codes and other required regulations would reduce the magnitude of any impacts associated with the project to a less than significant level.

c) **No Impact.** The Project would not result in substantial adverse effects on human beings, either directly or indirectly.

Attachment A

Summary of CalEEMod Version 2013.2.2 Modeling Results

Adobe Single Family Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	58.00	Dwelling Unit	14.83	104,400.00	166

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2014
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW/hr)	841.35	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - lot size = 14.83 acres

Construction Phase - estimate on construction schedule

Grading -

Vehicle Emission Factors - District's residential fleet mix

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Zero woodstoves

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	14.00
tblConstructionPhase	NumDays	300.00	186.00
tblConstructionPhase	NumDays	30.00	9.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	PhaseStartDate	10/11/2014	10/13/2014
tblGrading	AcresOfGrading	22.50	75.00
tblLandUse	LotAcreage	18.83	14.83
tblVehicleEF	HHD	0.07	0.02
tblVehicleEF	LDA	0.44	0.51
tblVehicleEF	LDT1	0.06	0.21
tblVehicleEF	LDT2	0.16	0.17
tblVehicleEF	LHD1	0.04	2.1000e-003
tblVehicleEF	LHD2	7.2530e-003	1.0000e-003
tblVehicleEF	MCY	6.5300e-003	3.1000e-003
tblVehicleEF	MDV	0.17	0.06
tblVehicleEF	MH	1.8750e-003	2.3000e-003
tblVehicleEF	MHD	0.02	9.3000e-003
tblVehicleEF	OBUS	2.0710e-003	0.00
tblVehicleEF	SBUS	8.0700e-004	1.0000e-003
tblVehicleEF	UBUS	1.7970e-003	3.9000e-003
tblWoodstoves	NumberCatalytic	14.83	0.00
tblWoodstoves	NumberNoncatalytic	14.83	0.00

2.0 Emissions Summary

Mitigated Construction

[illegible]

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	MBio-CO2	Total CO2	CH4	N2O	CO2e
Area	0.5227	5.2300e-003	0.4413	2.0000e-005		4.1000e-003	4.1000e-003		4.0800e-003	4.0800e-003	0.0000	25.8295	25.8295	1.2300e-003	4.6000e-004	25.9882
Energy	9.8000e-003	0.0838	0.0356	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	226.3047	226.3047	7.7100e-003	2.9800e-003	227.3928
Mobile	0.5082	1.0404	5.4943	7.8600e-003	0.8070	0.0156	0.6227	0.1624	0.0143	0.1767	0.0000	643.0225	643.0225	0.0351	0.0000	643.7587
Waste						0.0000	0.0000		0.0000	0.0000	12.1307	0.0000	12.1307	0.7189	0.0000	27.1858
Water						0.0000	0.0000		0.0000	0.0000	1.1989	8.3742	9.5731	0.1235	2.9900e-003	13.0925
Total	1.0417	1.1294	5.9713	8.4100e-003	0.8070	0.0265	0.6335	0.1624	0.0252	0.1876	13.3296	903.5309	916.8605	0.8844	6.4400e-003	937.4279

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	MBio-CO2	Total CO2	CH4	N2O	CO2e
Area	0.5227	5.2300e-003	0.4413	2.0000e-005		4.1000e-003	4.1000e-003		4.0800e-003	4.0800e-003	0.0000	25.8295	25.8295	1.2300e-003	4.6000e-004	25.9882
Energy	9.8000e-003	0.0838	0.0356	5.3000e-004		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	226.3047	226.3047	7.7100e-003	2.9800e-003	227.3928
Mobile	0.5082	1.0404	5.4943	7.8600e-003	0.8070	0.0156	0.6227	0.1624	0.0143	0.1767	0.0000	643.0225	643.0225	0.0351	0.0000	643.7587
Waste						0.0000	0.0000		0.0000	0.0000	12.1307	0.0000	12.1307	0.7189	0.0000	27.1858
Water						0.0000	0.0000		0.0000	0.0000	1.1989	8.3742	9.5731	0.1235	2.9800e-003	13.0906
Total	1.0417	1.1294	5.9713	8.4100e-003	0.8070	0.0265	0.6335	0.1624	0.0252	0.1876	13.3296	903.5309	916.8605	0.8844	6.4300e-003	937.4280

Adobe Multifamily Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses		Size	Metric	Lot Average	Floor Surface Area	Population
Apartment Low Rise	3	95.00	Dwelling Unit	5.94	95,000.00	272

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2018

Utility Company Pacific Gas & Electric Company

CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Estimated calendar

Grading - default

Vehicle Emission Factors - default fleet mix

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	230.00	150.00
tblConstructionPhase	NumDays	20.00	11.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	24.00
tblConstructionPhase	PhaseEndDate	2/18/2018	2/19/2018
tblConstructionPhase	PhaseStartDate	2/2/2018	2/5/2018
tblGrading	AcresOfGrading	5.50	10.00
tblProjectCharacteristics	Operational Year	2014	2018
tblVehicleEF	HHD	0.08	0.02
tblVehicleEF	LDA	0.44	0.51
tblVehicleEF	LDT1	0.06	0.21
tblVehicleEF	LDT2	0.16	0.17
tblVehicleEF	LHD1	0.04	2.1000e-003
tblVehicleEF	LHD2	7.0880e-003	1.0000e-003
tblVehicleEF	MCY	6.5270e-003	3.1000e-003
tblVehicleEF	MDV	0.17	0.06
tblVehicleEF	MH	1.8580e-003	2.3000e-003
tblVehicleEF	MHD	0.02	9.5000e-003
tblVehicleEF	OBUS	2.0590e-003	0.00
tblVehicleEF	SBUS	7.7300e-004	1.0000e-003
tblVehicleEF	UBUS	1.7520e-003	3.8000e-003
tblWoodstoves	NumberCatalytic	5.94	0.00
tblWoodstoves	NumberNoncatalytic	5.94	0.00

2.0 Emissions Summary

2.1 Overall Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Ble- CO2	Nble- CO2	Total CO2	CH4	N2O	CO2e
2015	1.1936	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0449	299.0449	0.0667	0.0000	300.4450
Total	1.1936	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0449	299.0449	0.0667	0.0000	300.4450

Mitigated Construction

Year	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Net- CO2	Total CO2	CH4	N2O	CO2e
2018	1.1936	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0446	299.0446	0.0667	0.0000	300.4447
Total	1.1936	2.6441	2.2658	3.4800e-003	0.3047	0.1571	0.4617	0.1512	0.1468	0.2980	0.0000	299.0446	299.0446	0.0667	0.0000	300.4447

[illegible]

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Mobile CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	0.4862	8.2500e-003	0.7106	4.0000e-005		6.7500e-003	6.7500e-003		6.7200e-003	6.7200e-003	0.0000	42.3069	42.3069	1.9300e-003	7.5000e-004	42.5814
Energy	7.5500e-003	0.0645	0.0275	4.1000e-004		5.2200e-003	5.2200e-003		5.2200e-003	5.2200e-003	0.0000	180.9244	180.9244	6.2300e-003	2.3600e-003	181.7881
Mobile	0.3701	0.7584	4.0067	8.9300e-003	0.6883	0.0113	0.6997	0.1842	0.0104	0.1946	0.0000	640.6363	640.6363	0.0272	0.0000	641.2080
Waste																
Water						0.0000	0.0000		0.0000	0.0000	8.8707	0.0000	8.8707	0.5242	0.0000	19.8798
Total	0.8639	0.8312	4.7447	9.3800e-003	0.6883	0.0233	0.7116	0.1842	0.0224	0.2065	10.8344	877.5840	888.4184	0.7619	8.0000e-003	906.9019

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	Biogenic CO2	Mobile CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	0.4862	8.2500e-003	0.7106	4.0000e-005		6.7500e-003	6.7500e-003		6.7200e-003	6.7200e-003	0.0000	42.3069	42.3069	1.9300e-003	7.5000e-004	42.5814
Energy	7.5500e-003	0.0645	0.0275	4.1000e-004		5.2200e-003	5.2200e-003		5.2200e-003	5.2200e-003	0.0000	180.9244	180.9244	6.2300e-003	2.3600e-003	181.7881
Mobile	0.3701	0.7584	4.0067	8.9300e-003	0.6883	0.0113	0.6997	0.1842	0.0104	0.1946	0.0000	640.6363	640.6363	0.0272	0.0000	641.2080
Waste																
Water						0.0000	0.0000		0.0000	0.0000	8.8707	0.0000	8.8707	0.5242	0.0000	19.8798
Total	0.8639	0.8312	4.7447	9.3800e-003	0.6883	0.0233	0.7116	0.1842	0.0224	0.2065	10.8344	877.5840	888.4184	0.7619	7.9800e-003	906.8986

AGENDA ITEM: # 7

MEETING DATE: March 19, 2020

DEPARTMENT: Administration

REPORT TO THE CITY COUNCIL

SUBJECT:

Consideration and Necessary Action on Amendment to Resolution of the City Council of the City of Parlier Setting Work Schedules.

RECOMMENDATION:

Adopt amended resolution setting work schedules.

DISCUSSION:

The Council previously adopted a resolution setting the work schedule for all non-sworn Peace Officer positions and all other positions with certain exceptions in the City at 8 am to 5 pm, Monday to Friday, five days per week. Certain non-sworn persons in the Police Department must, because of the nature of their job function, adhere to a schedule which deviates from the 8-5 schedule set by this resolution. The amended resolution, therefore, adds an additional exception to this requirement allowing for non-sworn positions in the Police Department to be scheduled as directed by the Chief of Police so long as that is approved by the City Administrator.

RECOMMENDATION:

Adopt amended resolution setting work schedules.

Prepared by:

Neal E. Costanzo, City Attorney

RESOLUTION NO. 2020-_____

**AMENDED RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PARLIER SETTING WORK SCHEDULE FOR ALL
NON-SWORN PEACE OFFICER POSITIONS, WITH THE EXCEPTION
OF SPECIFIC MAINTENANCE WORKERS AND EMPLOYEES
OPERATING THE PRESCHOOL (ACADEMY OF EXCELLENCE) AND
NON-SWORN POLICY DEPARTMENT EMPLOYEES AS DETERMINED
BY THE CHIEF OF POLICE WITH APPROVAL OF CITY ADMINISTRATION**

WHEREAS, on January 22, 2020, the City Council, by Minute Order, approved a proposal for implementation of a specific work schedule for all employees of the City, with the exceptions noted below; and

WHEREAS, since the adoption of the mandatory work schedule, with the exceptions noted below, is not being fully complied with, the City Council wishes to outline, in this resolution, the precise requirements of the new work schedule.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The forgoing recitals are true and correct.
2. Effective immediately, with the exceptions noted in Item 3 of this Resolution, below, all employees of the City shall adhere to a work schedule of Monday through Friday of each week (with the exception of holidays) beginning at 8:00 a.m. and concluding at 5:00 p.m. each work day. All employees, with the exceptions noted in Item 3 of this Resolution, shall have a one-hour unpaid meal break which may alternated by the City Administrator so that the meal break commences at 12:00 p.m. for most employees, and 1:00 p.m. for others, all as directed by the City Administrator so that City Hall does not need to close during the lunch hour. Failure to adhere to this schedule can be grounds for appropriate disciplinary action.
3. This directive concerning the work schedule does not apply to sworn peace officer position or to certain maintenance workers required to perform maintenance activities either prior to or after 8:00 a.m. or 5:00 p.m., all as determined by the City Administrator. This work schedule also does not apply to employees at the preschool (Academy of Excellence), but only to the extent they are required by the nature of the operation of the daycare center to either report to work prior to 8:00 a.m. or to leave work after 5:00 p.m. This work schedule also does not apply to any non-sworn Police Department Employee who is assigned a different schedule by the Chief

of Police to meet operational needs of the Police Department if that assignment is approved by the City Administrator.

The foregoing Resolution was approved and adopted at a special meeting of the City Council of the City of Parlier held on March ____, 2020, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

Alma Beltran, Mayor of the
City of Parlier

ATTEST

Bertha Augustine, City Clerk