

# Notice of Exemption

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**To:** State Clearinghouse  
1400 10<sup>th</sup> Street #12  
Sacramento, CA 95814  
(via CEQAnet Web Portal)

**From:** City of Parlier  
1100 E. Parlier Avenue  
Parlier, CA 93648

**Project Title:** Danco Communities Parlier Affordable Family Housing Project

**Project Applicant:** Danco Communities

**Project Location - Specific:** 13700 Tuolumne Street, Parlier, CA (Fresno Co. APN 355-031-27); also, as described under Description, Purpose, and Beneficiaries of Project.

**Project Location - City:** Parlier

**Project Location - County:** Fresno

## **Description of Nature, Purpose, and Beneficiaries of Project:**

The City of Parlier City Council has approved development of an 81-unit multifamily affordable housing project on approximately 3.5 acres of an 11.39-acre parcel. The project, intended for funding by the Strategic Growth Council's Affordable Housing and Sustainable Communities (AHSC) program, includes a mix of one-, two-, and three-bedroom units along with 81 covered parking spaces, community laundry facilities, a 3,800-square-foot community building, and a swimming pool. Approximately 66,400 square feet (or 44%) of the site is landscaped or developed with usable open space. The project will be served by existing water, wastewater, and storm drainage utilities adjacent in Tuolumne Street that were constructed with the intention of serving residential development on the site. The housing would be 100% affordable to lower-income households.

In addition, to meet the Sustainable Transportation Infrastructure (STI) and Transportation-Related Amenities (TRA) components of the AHSC program, the project will install the following offsite facilities and make purchases intended to enhance alternative transportation, increase safety, and reduce greenhouse gas emissions:

- 2,700 feet of Class IV bikeway on the south side of Tuolumne Street from S. Mendocino Avenue to S. Madsen Avenue
- 1,400 feet of pedestrian and bicycle trail from the southern end of the Whitener trail system to E. Manning Avenue (includes the segment along the west side of the project site as mentioned above)
- 800 feet of trail along the west side of S. Newmark Avenue from E. Parlier Avenue/Fresno Street to 3<sup>rd</sup> Street (immediately south of Brletic Elementary School)
- A bicycle park along the Whitener trail just north of Tuolumne Street (APN 355-031-37T)
- Corner bulb-outs at the following intersections:
  - Tuolumne Street and S. Madsen Avenue
  - E. Parlier Avenue and S. Madsen Avenue
  - E. Parlier Avenue and S. Whitener Avenue/Bella Vista Avenue
  - E. Parlier Avenue/Fresno Street and S. Newmark Avenue
- Lighted crosswalks at:
  - S. Newmark Avenue and 3<sup>rd</sup> Street
  - The Whitener trail and Tuolumne Street

The project would install a bus turnout along the Tuolumne Street frontage and purchase two electric buses for use by the FCRTA, which would expand its intercity transit program by two hours per day and include a stop at the new turnout. The project would purchase three years' worth of family bus passes for the residents of the development. Microgrid solar chargers would be installed for use by FCRTA and residents of the project. The project may also purchase a Chevrolet Bolt passenger vehicle for residents' use.

**Name of Public Agency Approving Project:** City of Parlier

**Name of Person or Agency Carrying Out Project:** Danco Communities, City of Parlier

**Exempt Status:**

- ☐ Ministerial (Sec. 15268).
- ☐ Declared Emergency (Sec. 15269(a)).
- ☐ Emergency Project (Sec. 15269(b)(c)).
- ☒ Categorical Exemption. State type and section number: 15301, Existing Facilities; 15303, New Construction or Conversion of Small Structures; 15332, In-Fill Development Projects
- ☐ Statutory Exemption. State code number: \_\_\_\_\_

**Reason(s) why project is exempt:**

The City Council has made the following determinations pursuant to CEQA Guidelines Section 15332:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. *The General Plan Land Use on the 11.39-acre parcel is split between High Density Residential and Medium Low Density Residential, with the project site situated on the Medium Low Density Residential Area. However, the City Council has determined, consistent with Attorney General Opinion 83-804 (67 Cal. Ops. Atty. Gen. 75) that the General Plan Land Use may be shifted within the parcel, and therefore the project is consistent with the High Density Residential Land Use and applicable objective policies. Pursuant to Gov. Code Section 65589.5(j)(4), the project is not required to comply with the standards of the R-1 zone. Subject to the provisions of the Housing Accountability Act, the project is however consistent with the provisions of the R-3 zone as may be modified pursuant to density bonus law.*
- b. The proposed development occurs on a site within city limits on a project site of no more than five acres substantially surrounded by urban uses. *The project site is 3.5 acres in size and is abutted by urban development on three sides (or 75%) of its exterior boundary, meeting the definition of "substantially surrounded."*
- c. The project site has no value as habitat for endangered, rare, or threatened species. *The highly disturbed site is substantially surrounded by urban uses, has historically been used for agriculture, and has been disked regularly for weed control and thus does not have habitat value.*
- d. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality. *The project is specifically designed to reduce or minimize effects related to traffic and air quality as required pursuant to the AHSC Program via purchase of electric vehicles, installation of solar charging facilities, construction of bicycles facilities, trails, and sidewalks. Noise levels are expected to be consistent with the similar multifamily development existing to the west and east. The project is required to comply with the provisions of the Regional Water Quality Control Board and will utilize the City's existing basin and stormwater conveyance facilities.*
- e. The site can adequately be served by all required utilities and public services. *The existing water, wastewater, and storm drainage facilities in place adjacent to the site were installed with the intention that they would serve residential development of the project site. The site is within a quarter mile of the City of Parlier Police Department on S. Mendocino Avenue and less than one-half mile from the Fresno County Fire Protection District/CAL FIRE station on E. Parlier Avenue. Mid Valley Disposal will provide solid waste service. The project will include a bus turnout to accommodate a route for the Fresno County Rural Transit Agency.*

The City Council has made the following determination pursuant to CEQA Guidelines Section 15301:

The installation of new bicycle lanes within existing right-of-way on Tuolumne Street, lighted crosswalks within existing right-of-way on Tuolumne Street and S. Newmark Avenue, the bike park, and bulb-outs within existing rights-of-way on Tuolumne Street, S. Madsen Avenue, E. Parlier Avenue, and S. Whitener Avenue fall within the exemption detailed in Section 15301(c) and (f).

The City Council has made the following determination pursuant to CEQA Guidelines Section 15303:


Installation of sidewalk/trail on the west side of S. Newmark Avenue from E. Parlier Avenue to 3rd Street falls within the exemption detailed in Section 15303.

**Lead Agency Contact:** Jeffrey O'Neal, AICP

**Phone:** 559.449.2700

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

**Signature:**  **Date:** June 8, 2021 **Title:** City Planner

**Date received for filing at OPR:** \_\_\_\_\_