



City of Parlier

MUNICIPAL SERVICE PLAN
Reorganization No. 14-01
Vesting Tentative Tract Map No. 6038
October 2014

A. INTRODUCTION

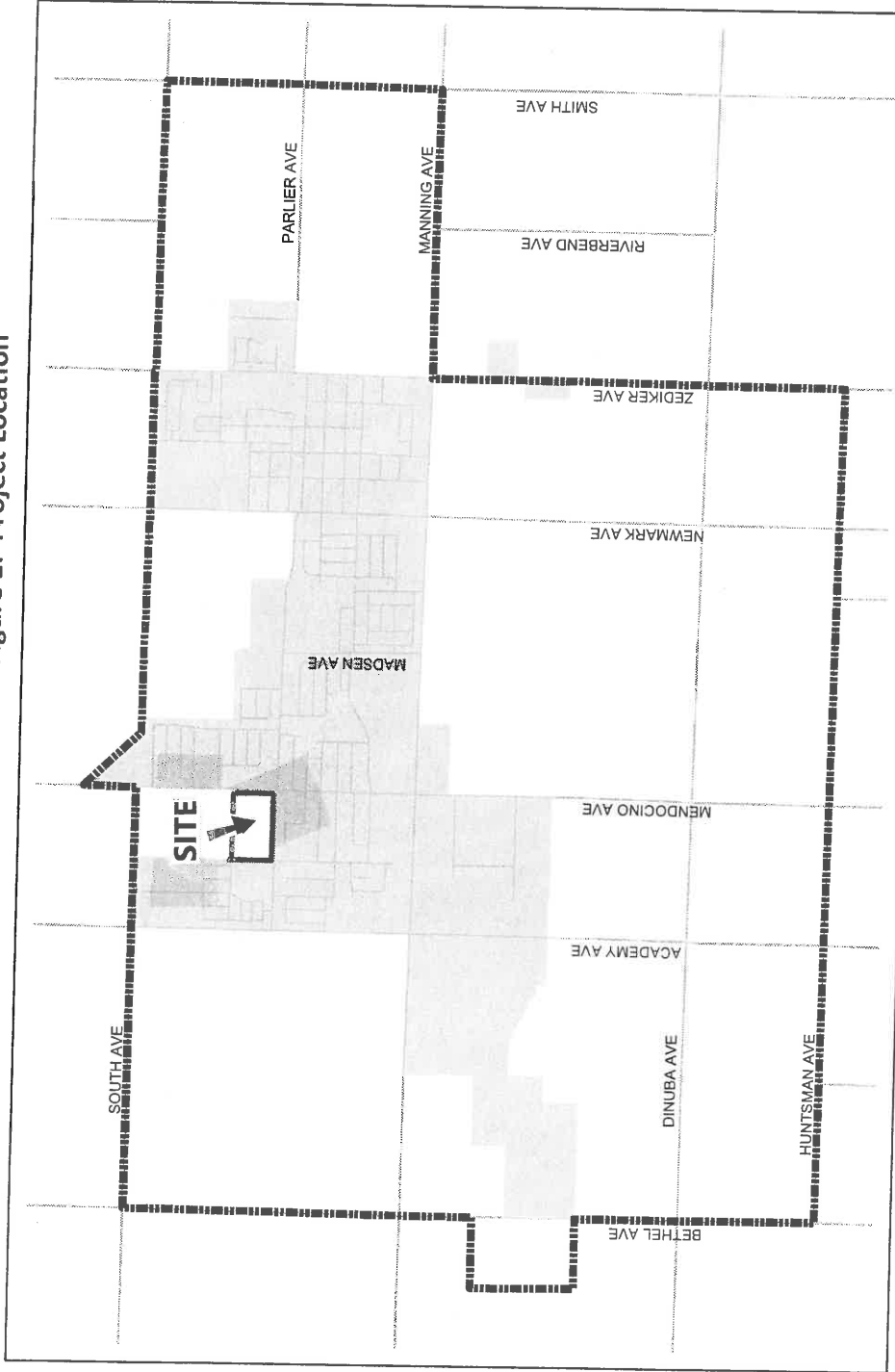
A plan for providing services and improvements to land being annexed to cities is required by the Fresno Local Agency Formation Commission (LAFCo). The services plan provides assurance to LAFCo that newly annexed territory to a City will be properly served as urban territory. The plan also provides information to property owners, districts and interested individuals who may have projects underway in the immediate vicinity of a proposed annexation. The services plan indicates the City's best intentions, assuming that no major financial crisis or disaster occurs.

On April 2, 2014, the Parlier City Council approved Vesting TTM No. 6038 for 59 lots; 58 lots would be for single family development and one lot would be for future multifamily development not to exceed 90 units. The project site is 20.03 acres located on the northwest corner of Parlier and Mendocino Avenues (APN 355-021-08). The parcel is within Parlier's SOI and bounded on the west, south and east by the City limits.

Tentative Tract Maps are the first step in the subdivision process. Such maps are required to be consistent with requirements of the General Plan and the zone district in which the site is located. A Vesting Tentative Tract Map confers a vested right to proceed with a development in substantial compliance with the ordinances, policies and standards in effect at the time a local agency approves or conditionally approves a vesting tentative map.

Tentative Tract Maps must also resolve service delivery system and infrastructure issues. Consistency with the City's Sewer, Water, and Drainage Master Plans is an important part of the service delivery and infrastructure review process, as are site-specific comments from City staff. Tentative Tract Maps must also resolve conflicts between agencies that have jurisdiction over the site so that the ability of other agencies to discharge their responsibilities is not compromised by the subdivision.

Figure 1: Project Location



**CITY OF
PARLIER**

Incorporated: 1921
 SOI Adopted: 8/24/1974
 SOI Updated: 8/24/2011
 Map Date: May 2014



Legend

- Sphere of Influence
- City Limits

**FRESNO LOCAL AGENCY FORMATION COMMISSION
 CITY OF PARLIER SPHERE OF INFLUENCE**

Sphere Area 5,516 Acres
 City Area 1,479 Acres

TRACT NO. 6038
IN THE CITY OF PARLIER, COUNTY OF FRESNO
STATE OF CALIFORNIA
SHEET 1 OF 1

EAST SOUTH AVENUE
S89°49'04"E 2,649.12'

EAST PARLIER AVENUE
S89°53'26"E 1,278.76'

LOT 59 OUTLOT FUTURE DEVELOPMENT 22875 SQ. FT.

LOT 1 7,088 S.F.
LOT 2 6,720 S.F.
LOT 3 6,720 S.F.
LOT 4 6,720 S.F.
LOT 5 6,720 S.F.
LOT 6 6,720 S.F.
LOT 7 6,720 S.F.
LOT 8 6,720 S.F.
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LOT 54 6,720 S.F.
LOT 55 6,720 S.F.
LOT 56 6,720 S.F.
LOT 57 6,720 S.F.
LOT 58 6,720 S.F.

B. SERVICES EXISTING OR PROPOSED FOR THE REVISED TTM NO. 5607 REORGANIZATION AREA

1. COMMUNITY WATER SERVICE

The territory to be annexed is served by private wells and surface irrigation. Once the property is annexed, new development will require an extension of main lines and facilities for domestic water supply and fire flow. The Parlier area receives surface water managed by the Consolidated Irrigation District (CID). Any land annexed into the City is detached from CID.

As urban development occurs within the City, domestic water supply will be from groundwater wells. In 2010, the City entered into a cooperative agreement with CID 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 from groundwater pumping.

Existing water system facilities include domestic wells, a network of water mains with line sizes ranging from two inches to 12 inches. Sub-surface geologic conditions are favorable for continued withdrawal and underground supplies will have capacity to serve the growth anticipated by the Parlier General Plan.

The following major water improvements are required to be installed by the developer:

- a. The water system for this subdivision will be required to connect to the existing City network in two places to provide for a redundant water supply to the development.
- b. All interior water mains shall be 8-inch minimum and looped within the system piping network.
- c. Fire hydrants shall be spaced not to exceed 300 feet on center.
- d. Fire flow conditions shall be approved by the Fresno County Fire Protection District.
- e. A meter, meter box and service shall be installed to each lot. Developer shall obtain meter type, size and service requirements from the City Public Works Department and/or the City Engineer.

The project is not expected to be a high water user outside of normal residential development. 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.

2. WASTEWATER

The City's existing sewer collection system is a network of 30 miles of pipelines ranging in size from 6 to 30 inches and including four sewage lift stations and force mains. Wastewater is conveyed to the City's Wastewater Treatment Plant (WWTP) located west of Academy south of Manning.

The WWTP has a capacity of 2 million gallons per day (mgd), with an existing flow of 1.5 mgd. The project will generate about 20,000 gallons per day, or 4.0% of the remaining treatment capacity. As development occurs, main trunks are extended through a combination of major facilities extensions funded through development fees, state and federal grants and loans, and extensions constructed by developers based on project requirements.

The following major sewer system improvements are required to be installed by the developer:

- a. The sewer effluent for Tract 6038 shall be drained to the existing 15-inch interceptor sewer in the 14th Avenue alignment. Since this development will be enjoying the benefits of the previously installed interceptor sewer, the developer will be required to pay a reimbursement fee by agreement for use of the interceptor sewer. The reimbursement fee to be paid for Tract 6038 is \$73,361.58, due at the time improvements are installed and connection is made to the system.
- b. 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. All sewer collectors for residential lot services shall be minimum 8-inch unless otherwise approved or required.

3. ROADS

Development of homes within the proposed project would increase vehicle trips by approximately 580 per day. Increases in traffic will be accommodated by existing major roadways (Parlier and Mendocino Avenues) and construction of 14th Avenue as a north/south minor collector intersecting Parlier Avenue in the center of the property. Development of the site will not cause a substantial increase in traffic in relation to existing traffic and planned capacity of the street system. With required improvements, Parlier and Mendocino are expected to operate at LOS "C" or better.

The following major street improvements are required to be installed by the developer:

- a. Parlier Avenue is developed as an 84-foot arterial. For this development, Parlier Avenue will construct a ½ street with a 12-foot dual-turn lane, centered on the center line, a 12-foot westbound lane to the north of the turn lane, a 5-foot wide bike lane, and a 9-foot wide parking space adjacent to the curb. Sidewalk shall be adjacent to the curb and gutter.

- b. Mendocino Avenue is developed as a major arterial 84-feet wide at this location. For this development, Mendocino will construct a ½ street with a 12-foot dual-turn lane, centered on the center line, a 12-foot wide southbound lane to the west of the turn lane, a 5-foot wide bike lane, and a 9-foot wide parking space adjacent to the curb. Sidewalk shall be adjacent to the curb and gutter.
- c. 14th Avenue is to be a standard residential 60-foot right-of-way for most of its length. The minimum requirement for a standard residential street is a 10 foot park, sidewalk, and curb section, and a 2 foot gutter within a 20 foot half width to the center of a 60 foot right-of-way. Sidewalk shall be adjacent to the curb and gutter
- d. Interior Residential Streets are shown as modified residential streets with 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. Interior streets include:
 - Cherry Street
 - Peach Street
 - 15th Avenue
 - 16th Avenue
 - 17th Avenue.
- e. Mendocino and Parlier Avenues shall be striped for bicycle lanes, per a striping plan approved by the City Engineer.
- f. Wheelchair ramps shall be constructed at all intersection corners. The Project shall include all street signs, stop signs and street lights designated by the City for street names and traffic control.

4. SOLID WASTE COLLECTION

Solid waste collection is by the City of Parlier which contracts with a private franchise hauler. Expansion of the system is funded through user fees. Refuse trucks haul solid waste to Fresno County's American Avenue Landfill which is permitted to receive municipal wastes, non-hazardous construction/demolition wastes, and agricultural wastes. Any hazardous waste is inventoried and labeled and then shipped to an approved Class III facility. The American Avenue Landfill has sufficient capacity for growth within the County until 2035.

5. FIRE PROTECTION

Fire suppression within the City is provided by the Fresno County Fire Protection District (FCFPD) by contract with the City. The entire City is served by a headquarters station located on Parlier Avenue at Madsen about one mile east of the project. The unincorporated area is also serviced by the FCFPD station. The Fire Department reports that current staffing levels are adequately meeting demand. However, based on growth projections, modifications to current staffing levels and locations may be implemented as growth occurs. Response times are currently four minutes or less for the Fire Department.

Staff levels vary based on workload and funding availability rather than population. If funding is available, additional fire fighters and support staff will be added to the current work force in order to accommodate an increased workload. New growth generates property and sales taxes, employment, and other revenue, which offsets increased costs for fire protection services. In addition, continued state and federal dollars are anticipated to be available for limited funding of equipment and personnel.

Emergency and non-emergency ambulance service is provided by the FCFPD. The department is equipped to provide increased medical services to the proposed project based on build-out. The District further indicates that the proposed annexation will have no affect on their ability to provide emergency medical services to the area.

6. LAW ENFORCEMENT

Law enforcement is provided by the Parlier Police Department. In addition, the Police Department assists in medical emergency calls as well as traffic collision investigations. At present, the Parlier Police Department is adequately meeting law enforcement needs of the community. If additional staff were hired, this would allow for staffing of pro-active crime prevention programs.

The impact of the project on the Police Department is on staffing and availability of officers to respond to an increase in calls due to population growth. Typically, general fund revenues needed for funding of police services grow in proportion to population growth and commercial/industrial development. This new growth generates property and sales taxes, employment, and other revenue, which offsets increased costs for police services. In addition, continued state and federal dollars are anticipated to be available for limited funding of equipment and personnel.

7. PARKS AND RECREATION

The general site area will be served by a neighborhood park site to be developed within TTM No. 5495 to the west, near Academy Avenue, as well as facilities at Martinez Elementary School. Veteran's Park is located ½ mile to the northeast and will also serve the project.

The project includes a park area along 14th Avenue (Outlot "A") that is 15,078 square feet in size which is to be constructed by the developer. The following conditions apply:

- a. Construction of the park by the developer should be completed no later than the date of issuance for the fifteenth occupancy permit for the subdivision, or before the Notice of Completion for offsite improvements for Tract 6038 is signed by the City Engineer, whichever occurs first.
- b. Subsequent to recordation of the Final Map of Tract No. 6038, Outlot "A" shall be conveyed in fee title to the City of Parlier such that the park will be owned and maintained by the City.

8. TRANSIT SERVICES

In cooperation with the Fresno County Rural Transit Agency, the City of Parlier provides intra-city transit services to the general public, seniors and disabled Monday through Friday from 8:00 am to 5:00 pm. Orange Cove Transit provides inter-city transit services to Fresno, Orange Cove, Parlier, Reedley, and the Amtrak station in Fresno.

9. STORM DRAINAGE

The City's existing storm drainage system is comprised primarily of gutter flow to pipelines that drain to storage basins. If permanent storm drainage facilities are not available to serve a proposed development, the developer must install either temporary drainage facilities or planned permanent facilities. Each new development pays a storm drain fee or installs permanent facilities required by the City. If the costs of the facilities exceed the fees, the developer is reimbursed from future development.

The proposed project will comply with all City ordinances and standards to assure proper grading and drainage. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements.

Tract 6038 will drain to a planned regional basin for this area, located approximately 1,400 feet northwest of the site. The basin has been excavated to the extent necessary to accommodate run-off from TTMs 5495 and 5607 located to the west. The Improvement Plans for TTM 5607 include a large pipe for storm water to be constructed to the west boundary of Tract 6038. Tract 6038 is expected to connect to that large pipe for drainage to the regional basin. It is the developer's responsibility to acquire legal access across adjacent lands in order to connect to the large pipe.

A reimbursement agreement has been created for the storm drain pipe and TTM 6038 will be required to pay its prorated reimbursement fee as a condition of this development.

10. STREET LIGHTING

Pacific Gas and Electric (PG & E) serves the City and as the area develops, new energy-efficient lighting will be provided as a condition of tentative tract map approval and as determined by the City Engineer.

The following conditions shall apply:

- a. For interior streets, street lights shall be located at intersections and along the street right-of-way at a spacing not to exceed 240 feet on center.
- b. On Parlier Avenue, the City's recent street improvement project has placed street lights on the north side of the road. TTM 6038 will need to install additional street lights along Parlier Ave. in order to meet the spacing requirements of City Standard Drawing ST-18.
- c. On Mendocino Avenue, a Major Collector, street lights will be installed, as necessary, per City Standard Drawing ST-18.

11. OTHER SERVICES

City of Parlier Development Services, Public Works, Fire, Police, and City utility services would be available to the project site. Additional services available include recreation and senior activities, animal control services, zoning assistance and building inspection, housing assistance, and neighborhood watch and D.A.R.E services.

C. FINANCING OF SERVICES AND FACILITIES

All services are financed by one, or a combination, of the following methods:

1. Property tax.
2. Development fees are collected for parks, sewers, water, traffic, drainage, solid waste, and for various business licenses and activities.
3. Sales tax.
4. State funds such as gas tax and motor vehicle in lieu tax are utilized by the City for street work and supporting the transit system.
5. Federal funds such as Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.
7. Construction by the Developer.
8. Landscape and Lighting Assessment District.

The City maintains and updates citywide capital improvement programs addressing funding for major infrastructure construction and repair projects that is responsive to the needs of the community. The programs outline plans and funding sources for road improvement, drainage, water, sewer, parks and miscellaneous projects.

D. COMPLIANCE WITH CEQA

A negative declaration was approved for this project in compliance with CEQA. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed project. In approving the Negative Declaration, the City found that the proposed project can be adequately served by City public services including public utilities (sewer and water), and police and fire protection services.