
City of Parlier
Initial Study
Proposed Negative Declaration

**TTM 5615 - General Plan Amendment, Rezone, and Annexation
to the City of Parlier - "Serenade"
(Lennar Fresno, Inc.)**

February 23, 2006

Prepared for the City of Parlier

by

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

CITY OF PARLIER PROPOSED NEGATIVE DECLARATION

Proposed: February 23, 2006

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; therefore, preparation of an Environmental Impact Report is not required.

Lead Agency: City of Parlier

Project Title, File No.: TTM 5615 – General Plan Amendment, Rezone, and Annexation to the City of Parlier (Lennar Fresno, Inc.)

Project Location: The project site is 48.87 acres located on the southeast corner of South Avenue and the Madsen Avenue alignment (APN 355-020-46). An additional parcel of 6.72 acres (APN 355-020-82) is proposed to be added to the annexation, bringing the total annexed area to 55.6 acres.

Project Description: The proposed project consists of amending the Parlier General Plan from Low Density to Medium Low Density residential, rezoning the site from AE-20 (Fresno County) to R-1, approving Vesting Tentative Tract Map No. 5615 for 129 residential lots, and annexing the site and an adjacent parcel to the City of Parlier.

Environmental Assessment: The Initial Study for this project is available for review at the City of Parlier Community Development Office, 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 into the project. Accordingly, approval of a Negative Declaration for the project is in compliance with CEQA Guidelines. The City finds that the proposed project can be adequately served by City public services including public utilities (sewer and water) and police and fire protection services. 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 Coordinator - Phone: (559) 646-3545.

Date: February 23, 2006

CITY OF PARLIER
INITIAL STUDY

TTM 5615 –Rezone and Annexation to the City of Parlier
(Lennar Fresno, Inc.)

In conformance with the *California Environmental Quality Act* (CEQA), 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 and evaluates environmental issues related to the proposed project. 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.

Project Description/Proposal:

General Plan Amendment: The general plan would be amended by reclassifying the site from Low Density Residential to Medium-Low Density Residential.

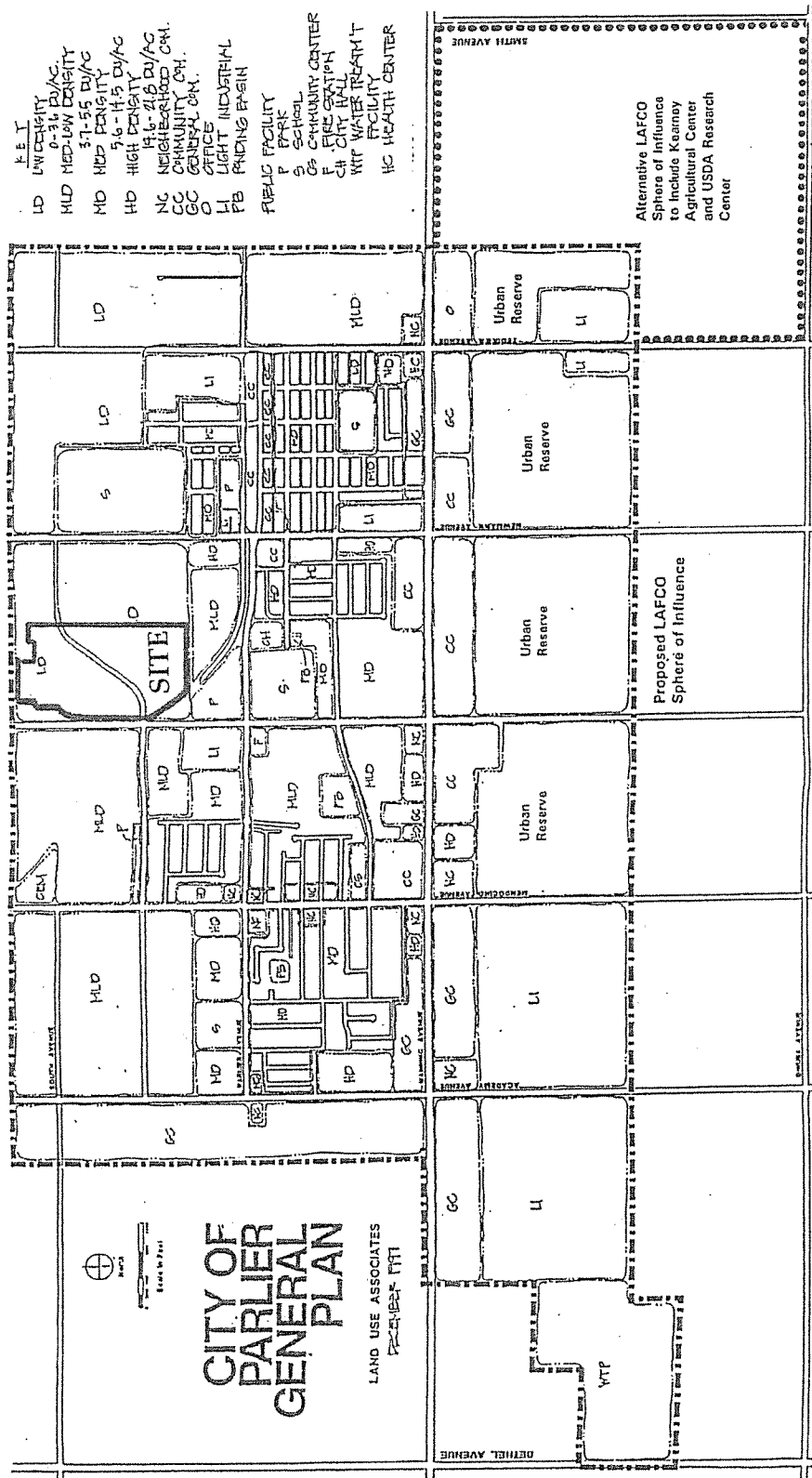
Rezoning: The site would be rezoned (prezoned) to the R-1 (Single-Family Residential-6,000 square foot minimum lot sizes) from existing Fresno County AE-20 zoning.

Tentative Tract Map No. 5615: The vesting tentative tract map would provide for 129 single-family residential lots.

Annexation to the City of Parlier: The site and an adjacent parcel totaling approximately 55.6 acres would be annexed to the City of Parlier.

Figure 1 shows the location on the Parlier General. Figure 2 is the specific APN location. Figure 3 shows Tentative Tract Map No. 5615.

Figure 1: General Plan Location



LAND USE PLAN

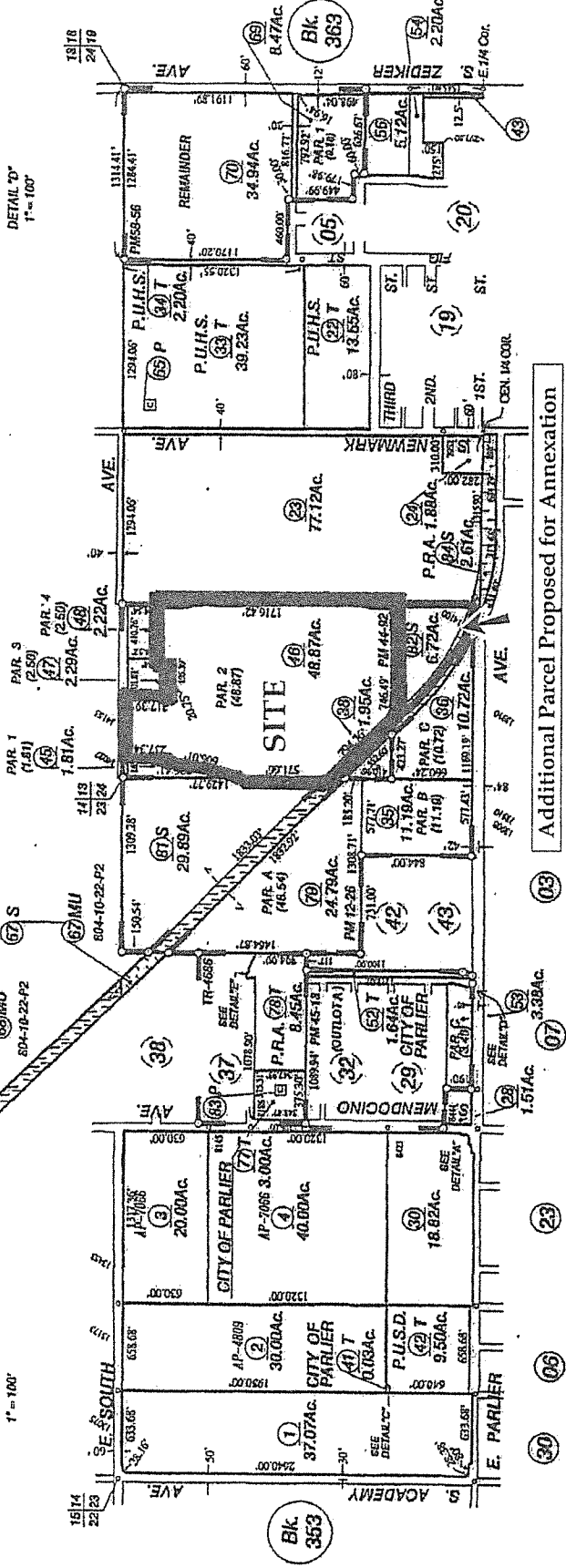
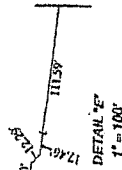
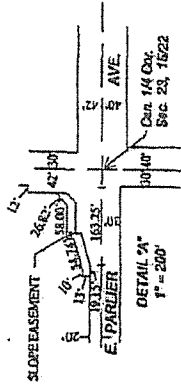
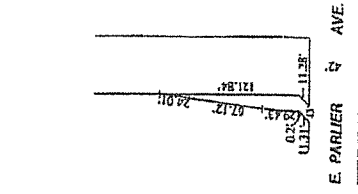
Figure 2: APN Location

A. T. & S. F. R. R. R.W. THRU POR. SEC'S. 14, 15, 23, & 24, & POR. SEC'S. 23 & 24
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 conveying legal ownership or divisions of land for purposes of zoning or subdivision law.

Tax Rate Area
155-002
7-000
7-005
7-008
7-011
7-015
7-020

355-02



Additional Parcel Proposed for Annexation

Agricultural Preserve
Parcel Map No. 1936 - Bk. 12, Pg. 26
Parcel Map No. 6766 - Bk. 44, Pg. 92
Parcel Map No. 86-1 - Bk. 45, Pgs. 13 & 14

Parcel Map No. 97-02 - Bk. 58, Pgs. 56 & 58
Tract No. 4686 - Plat Bk. 59, Pgs. 16 & 17

Assessor's Map Bk. 355 - Pg. 02
County of Fresno, Calif.

P.R.A. - Parlier Redevelopment Agency
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF PARLIER INITIAL STUDY

ENVIRONMENTAL CHECKLIST

TTM No. 5615 – GENERAL PLAN AMENDMENT, REZONING, AND ANNEXATION

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES

Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

Would the project:

- 1 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 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 Game or U.S. Fish and Wildlife Service?
- 1 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?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

- 2 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 2 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 2 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 2 d) Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 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?
- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

- 1 a) Violate any water quality standards of waste discharge requirements?

- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 1 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- 1 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?
- 1 f) Otherwise substantially degrade water quality?
- 2 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?
- 2 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 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?
- 1 j) Inundation by seiche, tsunami, or mudflow?

IX. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

X. MINERAL RESOURCES

Would the project:

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

XI. NOISE

Would the project:

- 2 a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- 1 d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XII. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIII. PUBLIC SERVICES

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

XIV. RECREATION

Would the project:

- 1 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?
- 1 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?

XV. TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Cause an increase in traffic which is substantial in relation to the existing traffic and capacity of the street system (i.e., result in a substantial increase in either the number of trips, the volume to capacity ratio, or congestion at intersections)?
- 1 b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- 2 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?
- 1 f) Result in inadequate parking capacity?

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 1 b) Require construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 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?
- 2 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 project, the effects of other current project, and the effects of probable future project)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Determination

On the basis of this initial evaluation:

- X I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- _____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on attached sheets have been added to the project. A 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- _____ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature: _____

Bruce O'Neal, AICP, Contract Planner

Date: February 23, 2006

Documents Referenced

This Initial Study is referenced by the documents listed below. These documents are available for public review at the City of Parlier, 1100 E. Parlier Avenue, Parlier, CA.

City of Parlier General Plan Update and Final EIR
City of Parlier Zoning Ordinance
Important Farmland 2000 Map, State Department of Conservation

EVALUATION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

- a. Would the project have a substantial adverse effect on a scenic vista?

FINDING - Less Than Significant Impact: Development of the project site will provide for additional residential development, but will convert an existing agricultural area to an urban setting. Overall aesthetic impacts will be minor, as the project will provide architecturally compatible residential designs with street and landscaping improvements. Views to the project site will be consistent with the surrounding area. One-quarter mile to the east is Parlier High School and surrounding residential neighborhoods. To the south across Parlier Avenue is City Hall, Parlier Middle School, and the developed Parlier community. Units will back onto South Avenue with a landscaped buffer and masonry wall. As a result, there will be no adverse aesthetic impacts on either existing or future residents. The proposed project would not significantly alter landforms, view sheds, or the overall character of the area.

- b. Would the project substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING - No Impact: The project site does not contain scenic resources including trees, rock outcroppings, or historic buildings.

- c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING - No Impact: The proposed residential project will not degrade the existing visual character or quality of the site and its surroundings.

- d. Create a new source of substantial light or glare that would adversely affect day or nighttime views?

FINDING - 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, outside of standard residential street lighting needed at night for safety and security.

II. AGRICULTURE RESOURCES

- a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the Farmland Mapping and Monitoring Program Maps of the California Resources Agency, to non-agricultural use?

FINDING - Less Than Significant Impact: The project site is identified as prime farmland on the Important Farmland 2000 Map (State Department of Conservation). However, the site is located within the city sphere of influence and has been planned for urban development for many years.

A residential development as proposed will be compatible with urban land uses already developed in the surrounding site area. As a result, development on the project site will not significantly contribute to cumulative loss of prime agricultural lands.

- b. Would the project conflict with agricultural zoning, or a Williamson Act contract?

FINDING - Less than Significant Impact: The project site is not subject to a Williamson Act Contract. The site and adjacent parcel proposed for annexation are planned for urban development and have been within the Parlier Sphere of Influence for many years.

- c. Would the project involve other changes in the existing environment that could result in conversion of farmland?

FINDING - No Impact: The project will not involve other changes in the existing environment that could result in conversion of farmland as the site is planned for urban use that would provide long-term residential development and growth for the City.

III. AIR QUALITY

Fresno County is non-attainment for National Ambient Air Quality Standards (NAAQS) related to ozone and particulate matter (PM₁₀). 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.

- a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

FINDING - No Impact: The proposed project will not conflict with or obstruct implementation of the applicable air quality plan.

- b. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

FINDING - Less than Significant Impact: Normal site grading and construction will generate emissions from construction vehicles and building activities. Construction equipment emissions can be reduced by using equipment that has catalytic converters and by preventing trucks from extensive idling. A variety of construction related sources generate PM₁₀ emissions. These sources include truck trips on unpaved roads and parking areas, dirt storage piles, grading activities, and demolition. The developer will mitigate impacts by following recommendations for dust control provided by the SJVAPCD and conditions of approval will require sites to be watered during grading and construction of homes to minimize dust impacts to surrounding neighborhoods.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

FINDING – **Less Than Significant Impact:** The proposed residential development will not generate significant criteria pollutants for which the region is non-attainment nor will emissions exceed thresholds established by the SJVAPCD for ozone precursors.

d. Would the project expose sensitive receptors to substantial pollutants?

FINDING - **No Impact:** The proposed project will not expose sensitive receptors to substantial pollutant concentrations.

e. Would the project create objectionable odors affecting a substantial number of people?

FINDING - **No Impact:** The proposed project will not create any new/permanent objectionable odors.

IV. BIOLOGICAL RESOURCES

a. Would the project have a substantial adverse effect, either directly or through habitat modification, on any candidate, sensitive, or special status species identified in local or regional plans or regulations, or by the Department of Fish and Game or U.S. Fish and Wildlife Service?

FINDING - **No Impact:** No known candidate, sensitive, or special status species exist in the City of Parlier and no significant impacts to biological resources are expected as a result of development of the project.

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans or regulations or by the Department of Fish and Game or US Fish and Wildlife Service?

FINDING - **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 Game or U.S. Fish and Wildlife Service.

c. Would the project have a substantial adverse effect on protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?

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

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING - **No Impact:** The project site contains no watercourses or wildlife movement corridors.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as tree preservation?

FINDING - No Impact: The project will not conflict with any local policies or ordinances protecting biological resources.

- f. Would the project conflict with an approved local, regional or state habitat conservation plan?

FINDING - No Impact: There are no adopted Habitat Conservation Plans in the Parlier area.

V. CULTURAL RESOURCES

- a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Sec. 15064.5 of the CEQA Guidelines?

FINDING - 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. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Sec. 15064.5 of the CEQA Guidelines?

FINDING - 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. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING - 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. Would the project disturb any human remains, including those interred outside of formal cemeteries?

FINDING - 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

a. Would the project expose people or structures to potential substantial adverse effects involving:

i) Rupture of a known earthquake fault?

FINDING - No Impact: Due to the geology of the Parlier area and its distance from active faults, the potential for seismic impacts is considered minimal. Potential seismic hazards will be addressed through compliance with *The Uniform Building Code* enforced by the City of Parlier to ensure the safe construction of all structures and facilities in the city.

ii) Strong seismic ground shaking?

FINDING - No 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) Seismic-related ground failure, including liquefaction?

FINDING - 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) Landslides?

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

b. Would the project result in substantial soil erosion or the loss of topsoil?

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

c. Would the project result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING - No Impact: The project site is not located on unstable soils.

d. Would the project be located on expansive soil creating substantial risks to life or property?

FINDING - No Impact: The project site is not located on expansive soils.

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING - No Impact: The development will be served by the Parlier Wastewater Treatment Plant.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a. Would the project create a significant hazard through the routine transport, use, or disposal of hazardous materials?

FINDING - 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. Would the project create a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING - No Impact: See above response.

- c. Would the project emit hazardous emissions or handle hazardous materials within 1/4 mile of an existing or proposed school?

FINDING - No Impact: See above response.

- d. Would the project be located on a hazardous materials site as compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING - No Impact: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- e. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?

FINDING - 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. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING - No Impact: The project site is not located within the vicinity of a private airstrip.

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

FINDING - No Impact: The project will not interfere with an adopted emergency response plan.

- h. Expose people or structures to wildland fires?

FINDING - No Impact: The project site is not within an area subject to wildland fires.

VIII. HYDROLOGY AND WATER QUALITY

- a. Would the project violate water quality standards or waste discharge requirements?

FINDING - No Impact: The proposed development will comply with all City ordinances and standards to assure proper grading and drainage. The owner proposes a 1.2 acre storm drain basin for discharge, storage and disposal of storm water. The storm drain basin will be located near the center of the proposed subdivision. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements.

An abandoned landfill exists approximately ¼ mile west and south of the site. Most of the material disposed of at the site was organic, but material included cement and asphalt. At the direction of the Regional Water Quality Control Board, the City of Parlier has closed and leveled the landfill. Monitoring wells have been placed on the perimeter of the landfill and monitoring results are sent to the RWCQB to ensure that percolation through the landfill does not contaminate underground water supplies. To date, monitoring has indicated that no groundwater contamination has taken place and no impacts to the proposed project are anticipated.

- b. Would the project deplete groundwater supplies or interfere with groundwater recharge (e.g., production in pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

FINDING - No 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. The developer may be required to dedicate a water lot to the City for development of a water well depending on review of the tentative subdivision map by the City Engineer.

- c. Would the project substantially alter existing drainage patterns in a manner which would result in substantial erosion or siltation on or off-site?

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

- d. Would the project substantially alter existing drainage patterns or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site?

FINDING - 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 in the proposed subdivision. The storm drain basin is located in the center of the proposed subdivision. The project will not increase run-off that would result in flooding on or off-site.

- e. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

FINDING - 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. Would the project otherwise substantially degrade water quality?

FINDING - No Impact: The project will not otherwise degrade water quality through storm runoff or wastewater generation.

- g. Would the project 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 map?

FINDING - 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. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING - Less Than Significant Impact: See above response.

- ii. Would the project 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?

FINDING - 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. Would the project be at risk for inundation by seiche, tsunami, or mudflow?

FINDING - No Impact: The project area has no potential for seiche, tsunami, or mudflow.

IX. LAND USE AND PLANNING

- a. Would the project physically divide an established community?

FINDING - No Impact: The proposed project will not physically divide the Parlier community but will facilitate urban infill and connect existing urbanization to the east and west.

The City has long emphasized development of remaining vacant land separating east from west Parlier. The Council previously approved residential projects south of Parlier Avenue between Newmark and Mendocino. These approvals reduced the amount of available vacant land in the City limits south of Parlier Avenue between Newmark and Mendocino to less than 60 acres. The proposed project site is a logical extension of residential growth and helps to maintain a compact urban form in close proximity to urban services, including parks, fire protection, schools, the County library, and City Hall.

- b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including the general plan, specific plan, or zoning ordinance) adopted to avoid or mitigate an environmental effect?

FINDING - Less Than Significant Impact: The Parlier General Plan designates the site for Low Density Residential use, characterized by large-lot single family homes with minimum lot sizes of 7,000 square feet or larger. The applicant has requested to change the general plan from Low Density Residential to Medium Low Density Residential and a zone change to R-1. Although this district has minimum lot sizes of 6,000 square feet, the tract map shows lot sizes ranging from 6,743 square feet to 24,246 square feet.

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

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

X. MINERAL RESOURCES

- a. Would the project result in the loss of availability of a mineral resource that would be of value to the region and the state?

FINDING - No Impact: There are no mineral resources known to exist on or near the project site.

- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

FINDING - No Impact: The project site is not delineated on the general plan as a locally important mineral resource recovery site.

XI. NOISE

- a. Would the project result in exposure of persons to or generation of noise in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies?

FINDING - 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. Would the project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING - 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. Would the project result in a substantial permanent increase in ambient noise above levels existing without the project?

FINDING - 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. Would the project result in a substantial temporary increase in ambient noise levels above levels existing without the project?

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

FINDING - No Impact: The project is not located within an airport land use plan nor within two miles of a public use airport.

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

FINDING - No Impact: The project is not located within the vicinity of a private airstrip.

XII. POPULATION AND HOUSING

- a. Would the project induce substantial population growth either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

FINDING - 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. Would the project displace substantial existing housing necessitating construction of replacement housing elsewhere?

FINDING - No Impact: The project will not displace existing housing.

- c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

FINDING - No Impact: The project will not displace people.

XIII. PUBLIC SERVICES

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or altered public services, the construction of which could cause significant environmental impacts, in order to maintain acceptable service , response times or other performance objectives for any of the following services:

- i) Fire protection?

FINDING - 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) Police protection?

FINDING - 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.

- iii) Schools?

FINDING - Less Than Significant Impact: Additional student enrollment will occur from the proposed development. To mitigate impacts brought by new development, the Parlier Unified School District 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) Parks?

FINDING - 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) Other public facilities?

FINDING - No Impact: The project will not have additional impacts on other public facilities.

XIV. RECREATION

- a. Would the project increase use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur?

FINDING - 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.

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

FINDING - No Impact: See above response.

XV. TRANSPORTATION/TRAFFIC

- a. Would the project result in a substantial increase in vehicle trips (volume to capacity ratios, or congestion at intersections)?

FINDING - Less Than Significant Impact: Development of residential homes within the proposed project would bring about an increase in vehicle trips (approximately 1,290 vehicle trips per day). Increases in residential traffic will be accommodated by the existing major roadway system. South Avenue is a designated major collector that will be developed with a right-of-way of 80 feet to include two travel lanes. The project developers will provide right-of-way improvements along adjacent streets consistent with City standards. Future development of the site will not cause an increase in traffic that is substantial in relation to the existing traffic load and planned capacity of the current street system. With required improvements, South Avenue is expected to operate at LOS "C" or better.

- b. Would the project exceed, either individually or cumulatively, a level of service standard established for designated roads?

FINDING - No Impact: The General Plan standard is LOS "C". See above response.

- c. Would the project change air traffic patterns resulting in substantial safety risks?

FINDING - No Impact: The project will not affect air traffic.

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

FINDING - Less than Significant Impact: The street system within any future subdivision will be designed to accommodate safe residential traffic movements and incorporate features such as a 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 the South Avenue frontage 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. Result in inadequate emergency access?

FINDING - No Impact: The current street system in the area will be adequate for emergency access.

- f. Result in inadequate parking capacity?

FINDING - No Impact: Residential uses are required to provide adequate off-street parking per standards established in the Parlier Zoning Ordinance.

- g. Would the project conflict with adopted policies or programs supporting alternative transportation (e.g., buses, bicycles)?

FINDING - No Impact: The project will not conflict with programs supporting alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS

- a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

FINDING - No Impact: The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board.

- b. Would the project require construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

FINDING - No Impact: The project area will be served by the existing city wastewater collection and treatment system. Additional water well sites are being planned within the project area to accommodate future development.

- c. Would the project require construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

FINDING - Less Than Significant Impact: The project will be served by the construction of temporary storm water ponding basins within the subdivision may be required as determined by the City Engineer.

- d. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING - No Impact: The City has sufficient groundwater resources to serve the proposed development.

- e. Would the project result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING - No Impact: The City has sufficient capacity to serve the proposed development.

- f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

FINDING - No Impact: The American Avenue landfill has sufficient capacity to serve future growth in

the City of Parlier.

- g. Would the project comply with federal, state, and local statutes and regulations related to solid waste.

FINDING - No Impact: The project will comply with federal, state, and local statutes and regulations related to solid waste.

MANDATORY FINDINGS OF SIGNIFICANCE

1. 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?

FINDING - Less Than Significant Impact.

2. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING - Less Than Significant Impact.

3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING - Less Than Significant Impact.