



City of Parlier

CITY OF PARLIER SERVICES PLAN

REORGANIZATION NO. 15-01

Vesting Tentative Tract Map No. 5615

July 2015

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A. INTRODUCTION

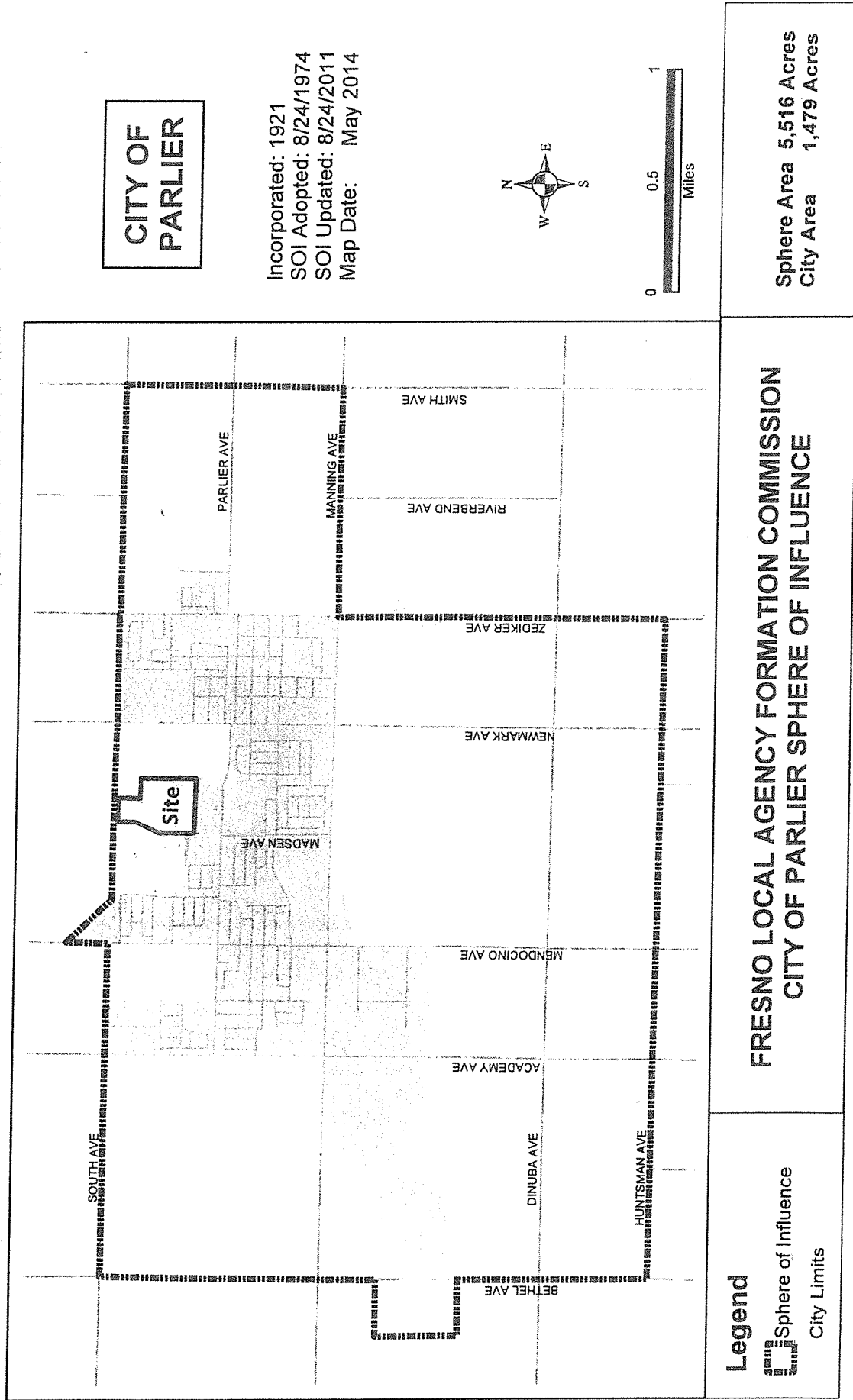
A plan for providing services and improvements to land being annexed to cities is required by the Fresno Local Agency Formation Commission (LAFCo). The services plan provides assurance to LAFCo that newly annexed territory to a City will be properly served as urban territory. The plan also provides information to property owners, districts and interested individuals who may have plans or proposals 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.

The annexation includes 48.87 acres located on the northwest quadrant of the Avila Street alignment and Parlier Avenue (APNs 355-021-19). The parcel is within the Parlier SOI and is bounded on the south by the City limits. Prior to submitting an application for annexation, the Parlier City Council approved pre-zoning of the parcel to R-1 and approved Vesting Tentative Tract Map No. 5615 for a 169 -lot single family subdivision with an outlot for drainage purposes. Figure 1 shows the project location while Figure 2 is the tentative map.

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. 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



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B. SERVES EXISTING OR PROPOSED TO BE EXTENDED TO REORGANIZATION NO. 15-01 - VTTM NO. 5615

1. DOMESTIC WATER

The subject territory to be annexed is being served by private wells and surface irrigation. Once the property is annexed to the City, new development will require an extension of main lines and facilities for required domestic water supply and fire flow. The Parlier area receives surface irrigation water managed by the Consolidated Irrigation District (CID). The surface water source for CID is the Kings River. Any land annexed into the City is detached from CID. As urban development occurs within the City, domestic water supply will be from underground sources. No additional sources of surface water supplies are planned for this area.

The City extracts groundwater from municipal wells. Existing water system facilities include domestic wells, a network of water mains with line sizes ranging from two inches to 12 inches in diameter. 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.

Analysis of the current distribution system indicates that future improvements will be necessary to serve future development. The existing water system has capacity sufficient to supply the maximum day plus fire flow demand and domestic use to the project. No additional well site is required within the project. The development will be required to provide an 8" water main loop system from Whitener Avenue extended to Madsen Avenue for ultimate connection to Parlier Avenue, in Fifth Street from Madsen to Avila Street, and in Avila Street to Parlier Avenue. Water mains at the periphery of the project shall be extended for future connections to the north, west, and east. All interior water mains shall be 8" and looped within the system piping network.

The City and CID have entered into a water recharge agreement intended to increase surface water delivery in wet years to recharge the underground aquifer. Potential groundwater recharge and the installation of water meters will lead to greater conservation of domestic and commercial/industrial water supplies.

2. SEWER COLLECTION

The City's existing sewer system is comprised of a network of approximately 30 miles of sewer pipelines ranging from 6 to 30 inches in diameter, and including four sewage lift stations and associated force mains. Wastewater is conveyed by the collection system to the City's Wastewater Treatment Plant located west of Academy and south of Manning Avenue.

The Parlier wastewater plant has a capacity of 2 million gallons per day (mgd), with an existing flow of 1.5 mgd. The project will generate about 40,000 gallons of wastewater per day, or 8% of the remaining treatment capacity. Collection of effluent is through a system of main trunk lines within major street rights-of-way. As development occurs, main trunks are extended through a combination of major facilities extensions funded through development fees and state and federal grants. Local extensions are constructed by developers based on project requirements.

The development is proposed to discharge wastewater through a 12" and 15" sewer to the intersection of Ann Avenue and Milton Avenue. The sewer system improvements are to include sewer pipelines, manholes, and sewer laterals, and must be constructed in accordance to the requirements of the City's standard specifications. All sewer collectors for residential lot services shall be a minimum of 8", except in cul-de-sacs where the collector may be reduced to 6".

3. SOLID WASTE COLLECTION

Solid waste collection is by the City of Parlier who 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. The landfill is permitted to receive mixed 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 the year 2035.

4. STREET LIGHTING

Pacific Gas and Electric (PG & E) serves the area 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.

5. PARKS AND RECREATION

The State Quimby Act requires as a condition of a tentative subdivision map that the developer dedicate land and/or pay a fee for parkland space. The Quimby Act requires the dedication of parkland at a rate of .01062 acres per dwelling unit. By applying this formula to the 129-lot subdivision, the applicant would be required to provide approximately 1.37 acres of parkland for the proposed subdivision (.01062 x 129 units). No land is proposed for park development in the subdivision and the developer will be required to pay in-lieu park development fees.

6. FIRE PROTECTION/PARAMEDIC

Fire suppression within the City is provided by the Fresno County Fire Protection District (FCFPD) by contract with the City of Parlier. The entire City is served by a headquarters station located on Parlier Avenue at Madsen in the center of the community. 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 of the area. The District further indicates that the proposed annexation will have no affect on their ability to provide emergency medical services to the area.

7. POLICE

The Parlier Police Department provides law enforcement within the City limits. In addition, the Police Department assists in medical emergency calls as well as traffic collision investigations. City Police staff levels vary based on workload and funding availability rather than population.

If funding is available, additional officers and support staff will be added to the current work force in order to accommodate an increased workload. At present, the Parlier Police Department is adequately meeting the law enforcement needs of the community. If additional staff were hired, this would allow for staffing of pro-active crime prevention programs.

The Fresno County Sheriff's Department provides general law enforcement services to unincorporated areas of the County. Similar to the City, the County Sheriff's Office also provides limited traffic enforcement as well as coroner services. The Sheriff's Department distributes officers between the Fresno/Clovis Metropolitan Area and the Rural County Area.

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. These effects will be balanced by the addition of officers and support staff to accommodate residential growth and commercial development. 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.

8. STORM DRAINAGE

The City's storm drainage system is comprised primarily of gutter flow to pipelines that drain to storage basins or irrigation canals and pipelines.

Storm drain facilities are designed on a drainage sub-area. If permanent storm drainage facilities are not available to serve a proposed development, the developer must install temporary drainage facilities and/or permanent drainage 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 developments.

The project will be required to provide a parcel of land for discharge, storage, and disposal of storm water. The storm basin will be designed to adequately contain two 50-year storms back to back, with a minimum of two feet of freeboard. The proposed development 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.

With regard to facilities of the Consolidated Irrigation District, the service plan includes the following requirements:

1. All storm drainage shall be accommodated in permanent storm drain facilities designed and constructed in accordance with standards of the City of Parlier. These facilities shall prevent any connection by flow or otherwise to facilities of the Consolidated Irrigation District to ensure that storm water shall not enter these facilities of the District.
2. The Harp Canal, which runs parallel to the extension of Avila Avenue, shall be the responsibility of the developer to comply with conditions of the CID for under-grounding the system for public safety.

9. PUBLIC SCHOOLS

The subject territory is within the Parlier Unified School District (PUSD). Additional student enrollment will occur from the proposed development. To mitigate impacts brought by new development, PUSD 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. The City will involve the District during the development review process to ensure that school facilities are sized and funded to service the target area. Additionally, through diligent implementation of both mitigation measures and policies and actions of the General Plan, impacts can be mitigated to an acceptable level.

10. ROADS

Development of residential homes within the proposed project would bring about an increase in vehicle trips (approximately 1,690 vehicle trips per day). Increases in residential traffic will be accommodated by the existing major roadway system. Parlier Avenue is a designated arterial developed with a right-of-way of 80 feet to include four travel lanes. The project developers will provide right-of-way improvements for Avila Avenue, a planned collector, and Madsen Avenue, a planned arterial, including full right-of-way, landscaping, and sidewalks. 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.

The street system within TTM No. 5615 is designed to accommodate safe residential traffic movement and incorporates 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 Madsen and Avila 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.

Local roads within the subdivision will have a combination of 60-foot and 56-foot wide rights-of-way. Street tree planter strips will be provided between the sidewalk and curb instead of a monolithic design. Street tree planter strips provide a quality characteristic to a residential neighborhood and also help to slow traffic, provide shade and improve the streetscape, which will reflect higher property values for the community.

11. TRANSIT SERVICES

In cooperation with the Fresno County Rural Transit Agency, the City of Parlier provides demand responsive service within the community Monday through Friday from 7:00 am to 4:00 pm. Orange Cove Transit provides scheduled inter-city transit services to Fresno, Orange Cove, Parlier, Reedley, and the Amtrak station in Fresno, Monday through Friday.

12. 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, redevelopment and 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 an/or assessment districts as needed
7. Construction by the Developer
8. Landscape and Lighting Assessment District

Capital Improvement Plan. The City maintains and regularly updates citywide capital improvement programs addressing funding for all major construction, improvement, and repair projects in a manner that is responsive to the needs and desires of the community. The plan outlines funding sources for road improvement, road rehabilitation, bridge, drainage, 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.