

**City of Parlier
Housing Element
2015-2023**



**Initial Study
Mitigated Negative Declaration**



Lead Agency
City of Parlier
1100 E. Parlier Avenue
Parlier, California 93648

Consultant
MIG
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Pasadena, California 91101

December 2015

This document is designed for double-sided printing

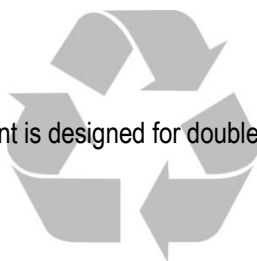


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1 PURPOSE AND AUTHORITY

The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of Parlier portion of the 2015-2023 Housing Element. Pursuant to the California Environmental Quality Act (CEQA), the proposed Housing Element is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of Parlier local rules and regulations. The proposed project requires discretionary approval by the City of Parlier and review by the California Department of Housing and Community Development (HCD). As the project initiator and because of the legislative approvals involved, the City of Parlier is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of Parlier approval of a General Plan Amendment and subsequent zoning changes, if necessary. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Parlier is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of a MND, as discussed in Section 4. Either of these determinations indicate that the environmental impacts of the programs for accommodating housing pursuant to the Housing Element, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

CONTENTS

This document has been prepared to comply with Section 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

TIERING

Section 15152 et al. of the CEQA Guidelines describes "tiering" as a streamlining tool as follows:

- "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
- Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan,*

policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.

- (c) *Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.*
- (d) *Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:*
 - (1) *Were not examined as significant effects on the environment in the prior EIR; or*
 - (2) *Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.*
- (e) *Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
- (f) *A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.*
 - (1) *Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
 - (2) *When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
 - (3) *Significant environmental effects have been "adequately addressed" if the lead agency determines that:*
 - (A) *they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*
 - (B) *they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.*
- (g) *When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*

(h) *There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:*

(1) General Plan EIR (Section 15166)

(2) Staged EIR (Section 15167)

(3) Program EIR (Section 15168)

(4) Master EIR (Section 15175)

(5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)

(6) Redevelopment project (Section 15180)

(7) Projects consistent with community plan, general plan, or zoning (Section 15183)

This Initial Study for the 2015-2023 Housing Element has been prepared to tier from the General Plan Amendment EIR of the City of Parlier certified by the City in 2010 (General Plan EIR), as amended or otherwise supplemented. For the City of Parlier, documents by which the analysis recorded herein has been tiered from are available for public review at:

City of Parlier
1100 E. Parlier Avenue
Parlier, California 93648

ANALYTICAL APPROACH

The environmental analysis contained in this Initial Study is based on the following assumptions:

General Plan Consistency: As the General Plan is updated and/or amended, the City of Parlier will ensure that such updates and amendments do not prevent implementation of the policies contained in the update Housing Element.

Categorical Exemptions: Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in Section 15300 of the CEQA Guidelines.

Project Specific Environmental Review: Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Environmental Review: The proposed Housing Element does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of adoption of the Housing Element. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the Housing Element in accordance with the Lead agency's existing land use policies.

No changes to the use, density or intensity, or other land use policies are proposed as part of the Housing Element.

The purpose of the environmental analysis conducted for the Housing Element, as documented herein, is to determine general impacts that could result from implementation of the Housing Element. The analysis is based on a hypothetical development scenario for the Inventory Sites identified in the Housing Element and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the Housing Element is inherently broad and typically qualitative due to the lack of project-level information.

2 PROJECT DESCRIPTION

PROJECT TITLE

City of Parlier 2015-2023 Housing Element

LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS

City of Parlier
1100 E. Parlier Avenue
Parlier, California 93648

CONTACT PERSON AND PHONE NUMBER

Shun Patlan, Community Development Director
559-646-3545

PROJECT LOCATION

The 2015-2023 Housing Element applies to all proposed and existing residential General Plan land use designations and zoning districts that support residential development within the municipal boundaries of the City of Parlier. The City of Parlier is located in the County of Fresno and is adjacent to unincorporated Fresno County land to the north, east, south, and west. The cities of Fowler and Selma are located approximately 5.3 and two miles to the west, respectively. The city of Reedley is located approximately 3.3 miles to the east. State Route 99 is located approximately five miles west and State Route 180 is located approximately eight miles north of the city limits, providing regional access to the greater Central Valley. The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the City of Parlier and its Sphere of Influence (SOI). The Planning Area is approximately 5,516 acres, representing about 0.14 percent of the land area of the County of Fresno. The Inventory Sites identified in the Housing Element are located throughout the city, with the majority of the sites located north of city limits within the SOI south of South Avenue, north of Parlier Avenue, east of Madsen Avenue, and west of Avila Street. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within the County of Fresno and its local context in terms of roadways, other transportation infrastructure, and important landmarks.

GENERAL PLAN DESIGNATIONS

The existing residential General Plan land use designations that support housing development within the City of Parlier are summarized in Table 1 (Residential Land Uses).¹ The proposed Housing Element concluded that the City's General Plan provides for a range of housing densities within the community; therefore, new land use designations to support development options for balanced housing will not be required.

Table 1
Residential Land Uses

Land Use Designation	Supported Uses	Maximum Density (DU/AC)
Low Density	Single Family Residential	0 – 3.3
Medium Low Density	Single Family Residential	3.4 – 4.4
Medium Density	Single Family Residential Multiple Family Residential	4.5 – 14.5
High Density	Multiple Family Residential	14.6 – 21.8
Source: City of Parlier. General Plan. Land Use Element. February 2010		

¹ City of Parlier. General Plan. Land Use Element. February 2010

ZONING DISTRICTS

Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards. The proposed Housing Element concluded that the City's Zoning Ordinance provides for a range of housing densities in the community; therefore, new land use designations to support development options for balanced housing will not be required.

Table 2
Residential Zoning

Zone	Permitted Residential Uses	Maximum Height (FT)	Minimum Lot Size (SF)	Minimum Lot Dimensions (Interior lots)	Density Range (DU/AC)
R-1	Single Family Residential	25' and two stories	6,000	Width: 50' Depth: NA	7.26
R-2	Single Family Residential, Multiple Family Residential, House Trailer Parking	35' and two stories	6,000 (3,000 SF/DU)	Width: 60' Depth: 100'	14.5
R-3	Single Family Residential, Multiple Family Residential	40' and two stories	7,500 (2,000 SF/DU)	Width: 60' Depth: 110'	21.8
C-P	Multiple Family Residential, Private Residence Clubs	40' and two stories	7,500 (2,000 SF/DU)	Width: 60' Depth: 110'	21.8
T-P	Trailer park	35' and 2.5 stories	65,340 (2,400 SF/Trailer Space)	NA	9.0

Source: City of Parlier Municipal Code

CHARACTERISTICS OF THE HOUSING ELEMENT

The proposed project is the adoption and implementation of the City of Parlier 2015-2023 Housing Element (Project). California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. It is typical for each city or county to prepare and maintain its own separate general plan and housing element; however, the Fresno Council of Governments (COG) is coordinating the County of Fresno and twelve of its 15 incorporated cities in preparing a multi-jurisdictional housing element for the fifth round of housing element updates. The Project provides an opportunity for countywide housing issues and needs to be more effectively addressed comprehensively at the regional level as opposed to individually, and without coordination, at the local level. This approach provides the opportunity for the local governments and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. The Housing Element for the County/City has been prepared using the information and collaboration developed through this multi-jurisdictional effort.

HOUSING ELEMENT

A Housing Element is one of seven required elements of a jurisdiction's General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

STATUTORY REQUIREMENTS

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and

decent housing, in suitable living environments, in all communities, in working toward statewide goals. The 2015-2023 Housing Element will become the policy document in the City of Parlier that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

HOUSING NEEDS

Several factors influence the demand for housing in the County of Fresno and the 15 cities in the County that includes 1) housing needs resulting from population growth, 2) housing needs resulting from the overcrowding of existing housing units, 3) housing needs that result when households are paying more than they can afford for housing, and 4) housing needs of "special needs groups" that include the elderly, large families, female-headed households, households with a physically or developmentally disabled person, farm workers, and the homeless.

The 2015-2023 Housing Element examines the housing needs of different groups of people based on demographic metrics that include owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the Housing Element.

California housing element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops Regional Housing Needs Assessments (RHNA) for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas in which the City of Parlier is located. Fresno COG has assigned the City of Parlier a housing allocation of 588 housing units for the 2015-2023 planning period. Table 3 (Regional Housing Needs Assessment Allocation) identifies the projected housing needs for the 2015-2023 cycle.

Table 3
Regional Housing Needs Assessment Allocation

Income Group	Total Allocation (DU)	Income Group Ratio (%)
Extremely Low/Very Low	110	19
Low	82	14
Moderate	77	13
Above Moderate	319	54
Total	588	100
Source: FCOG 2015		

Considering the RHNA is based on a January 1, 2013 baseline in projecting growth in the Planning Area and the region for the 2015 through 2023 cycle, jurisdictions may credit housing units developed, under construction, or approved since January 1, 2013 toward the units assigned through the RHNA. From January 1, 2013 to January 2015, 108 units were built or under construction (see Table 4, RHNA Credits and Remaining Need). The housing units requested to be credited towards the jurisdiction's RHNA include the 33-unit Avila Apartments and Self-Help homes as well as other affordable ownership homes. The housing units credited toward the needs allocation currently have the following income distribution: 64 very low-income units, 29 low-income units, three moderate-income units, and 12 above moderate-income units.

Projects that have received entitlement approvals or have been issued building permits but have not yet been constructed can also be credited toward the needs allocation. The City of Parlier approved the 24-unit Avila Apartments II, expected to begin construction in 2015, a 148-unit multiple-family development, a 169-unit prezone to R-1, and several other residential tracts.

The housing units credited toward the needs allocation currently have the following income distribution: 49 extremely low- and very low income units, 151 low-income units, 90 moderate-income units, and 232 above moderate-income units.

After consideration of constructed units and entitled/permitted units for the 2015-2023 planning cycle, there is a 42-unit surplus. The distribution of credited housing units and the allocation of housing need is summarized in Table 4 (RHNA Credits and Remaining Need).

Table 4
RHNA Credits and Remaining Need

Unit Type	AMI				Total
	0-50%	51-80%	81-120%	121%+	
<i>Units Built or Under Construction</i>	64	29	3	12	108
<i>Planned or Approved Projects</i>	49	151	90	232	522
RHNA Allocation	110	82	77	319	588
<i>Credits</i>	113	180	93	244	630
Surplus/(Deficit)		101	16	-75	42

Source: Mintier Harnish 2015

HOUSING OPPORTUNITY AREAS

State law requires that jurisdictions demonstrate in the Housing Element that there is land inventory available and adequate accommodate that jurisdiction's RHNA allocation. Although the City of Parlier's RHNA allocation has been accommodated with credits from units that are built or approved, the City of Parlier has identified vacant residential sites that are sufficient in further accommodating housing needs. No constraints have been identified in regard to these Inventory Sites that would prevent development, redevelopment, or reuse during the Housing Element period. The Inventory Sites are categorized and summarized herein.

Vacant Land Inventory

Identification of vacant residential sites is based on an analysis of the latest assessor's parcel information. The inventory of vacant residential land in the City totals 11.4 acres. These vacant sites, identified in Table 5 (Vacant Land Inventory), have the potential to accommodate 70 units with applicable land use and zoning requirements such as consideration of parking, landscaping, and right-of-way requirements applied.

Table 5
Vacant Land Inventory

Land Use Designation	Zoning	Parcels	Density (DU/AC)	Acres	Development Estimate (DU)	AMI (%)
Medium Low Density	R-1	56	7.26	11.40	70	121 +
TOTAL		56	--	11.40	70	--

Source: Mintier Harnish 2015

ADEQUACY OF INVENTORY SITES IN MEETING NEEDS ALLOCATION

The Lead Agency has a surplus of ten housing units need after consideration of credits. The vacant land identified a combined capacity of 70 dwelling units. Based on the analysis provided in the Housing Element, the Lead Agency has sufficient land to accommodate the future housing needs projected for its jurisdiction. Table 6 (Land Inventory and Needs Comparison) summarizes the jurisdiction's housing needs in comparison with the development potential of vacant land. The comparison identifies a surplus of 70 units for lower income groups and 15 units for moderate income groups. There is a five-unit deficit for above moderate income groups; however, this need can be accommodated by moderate income credits and surplus.²

² Mintier Harnish 2015

Table 6
Land Inventory and Needs Comparison

	AMI				
	0-50%	51-80%	81-120%	121%+	Total
Units Built	64	29	3	12	108
Planned or Approved Projects	49	151	90	232	522
Capacity on Vacant Sites		--	--	70	70
Total Units		293	93	314	700
<i>Housing Need</i>	110	82	77	319	588
Surplus/Shortfall		+101	+16	-5	+112
Source: Mintier Harnish 2015					

PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to necessary utility services such as water, sewer, and storm drainage. Public services and utilities serving the City of Parlier, as described in the General Plan EIR, are summarized herein.

- **Fire Services:** The City of Parlier maintains a volunteer Fire Department that serves the Planning Area with support from the Fresno County Fire Protection District. The Fire Department operates out of a station located at the intersection of Parlier Avenue and Madsen Avenue. The Fire Department currently staffs six volunteer individuals. The Fresno County Fire Protection District provides protection within all primary service areas. The Fresno County Fire Protection District has a goal of maintaining a response time of five to seven minutes for the first crew to arrive. To accommodate General Plan build out populations, the City anticipates the need for the conversion of the volunteer Fire Department to a full-time fire station. In addition, the City anticipates the need for an additional fire station, additional fire engine, emergency equipment, and additional full-time firefighters and volunteer staff. The location and timing of new facility construction is not known.
- **Police Services:** Parlier City Police Department serves the Planning Area with the Fresno County Sheriff's Department serving unincorporated areas of the City's SOI. The Police Department is staffed by approximately 18 sworn officers and six non-sworn paid employees. General Plan build out will result in increased demand on police service and will require additional facilities and personnel. The location and timing of new facility construction is not known.
- **Schools:** The Parlier Unified School District provides kindergarten through 12th grade education for the Planning Area. The school district operates seven schools which include four elementary schools, one junior high school, and two high schools.
- **Parks and Recreation:** The City plans for parkland needs based on a standard of five acres of parkland per 1,000 residents. Currently, the City manages parkland that total approximately 0.00053 acres of parkland per 1,000 residents.
- **Water:** One hundred percent of the City's water supply is groundwater.
- **Wastewater:** The City operates the Parlier wastewater treatment plant (WWTP) located within the southwest city limits on Bethel Avenue, 0.5 mile south of Manning Avenue. The WWTP has a design capacity of two million gallons per day (mgd).

SURROUNDING LAND USES

The Inventory Sites identified in Exhibit 2 (Parlier Site Inventory) are located throughout the City. In general, the City of Parlier is surrounded by agricultural land and rural residential land to the north, south, east, and west. Inventory Sites identified for Medium low density development are generally surrounded by single family residential uses and spread throughout the city. Inventory Site Group 1 is located within the City's Sphere of Influence (SOI) adjacent to the northern city boundary.

ENVIRONMENTAL SETTING

The City of Parlier is located in central Fresno County in the San Joaquin Valley, approximately 16 miles southeast of the City of Fresno. The Planning Area encompasses approximately 8.6 square miles (5,516 acres). State Route 99 is located approximately five miles west and State Route 180 is located approximately eight miles north of city limits, providing regional access to the greater Central Valley.

Situated in the central San Joaquin Valley, where the valley floor has rich agricultural production, Parlier's economy is largely based on agricultural businesses.

The City is located in proximity to regional transportation routes, including State Highway 99 and State Highway 180. The Selma Aerodrome and Reedley Municipal Airport, public use/general aviation facilities, are located about five miles west and five miles north of Parlier, respectively. Unincorporated land under the jurisdiction of Fresno County surrounds the city. Surrounding land uses include land in agricultural production and low density rural development.

The existing topography of the Planning Area is generally flat. Due to the relatively flat topography and geologic setting, few geologic hazards exist in the city other than those related to seismic activity.

The City's municipal water supply is pumped from the Kings Basin. No imported water sources are available for direct use, and water supplies are limited to the watershed and underlying aquifer. The primary hydro-geologic units that contain groundwater in the Parlier area includes younger and older alluvial (sand and gravel) deposits of the Kings River alluvial fan, and older undifferentiated continental deposits of Quaternary and possibly Tertiary age.

Due to agricultural and urban development within the Planning Area, available wildlife and plant habitat has been substantially reduced.

The City of Parlier is located in the San Joaquin Valley Air Basin, which is comprised of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and parts of Kern County. During summer, a Pacific high-pressure cell is centered over the northeastern Pacific Ocean, resulting in stable meteorological conditions and steady northwesterly wind flow.

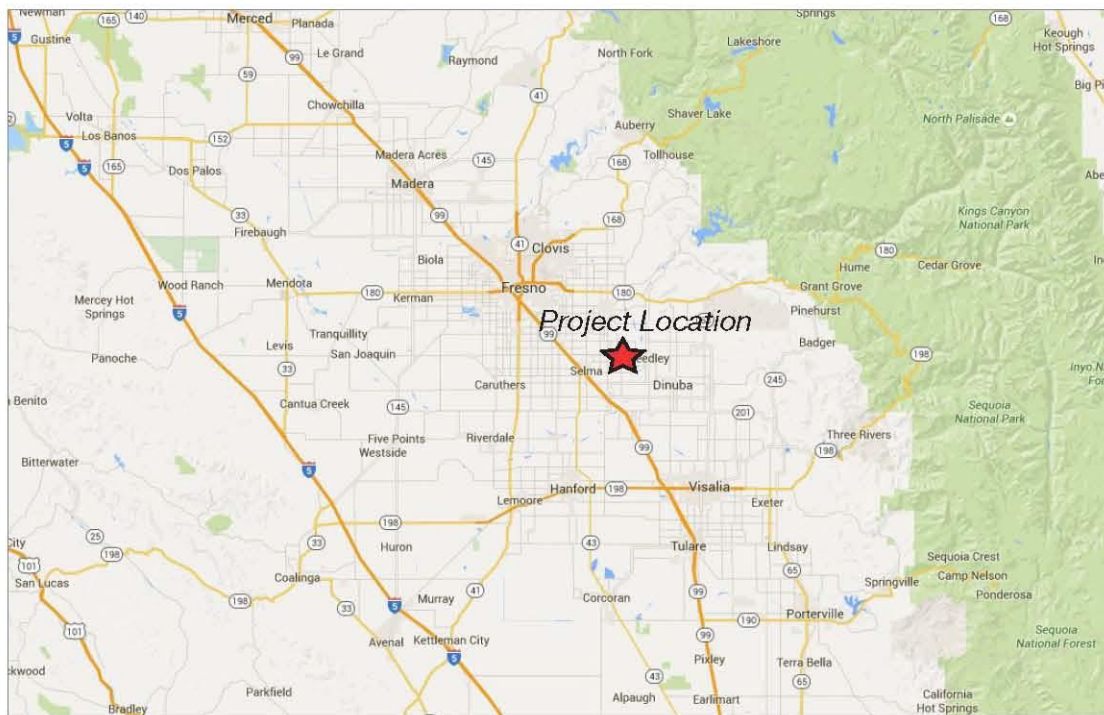
The main existing noise sources within Parlier include vehicular noise on arterials such as Manning Avenue, Academy Avenue, Mendocino Avenue, Newmark Avenue, and Zediker Avenue.

REQUIRED COUNTY/CITY APPROVALS

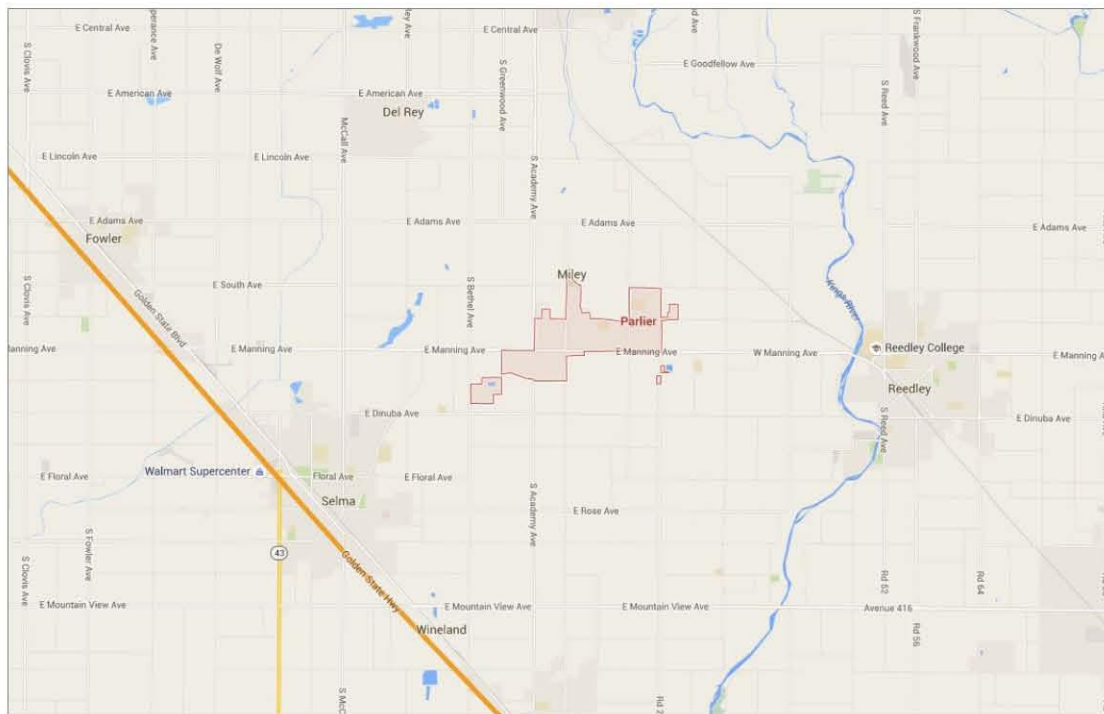
The City Council must approve a General Plan Amendment to incorporate the 2015-2023 Housing Element into the General Plan.

OTHER AGENCY APPROVALS

The State of California, Department of Housing and Community Development (HCD) is required to review the Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the Housing Element.



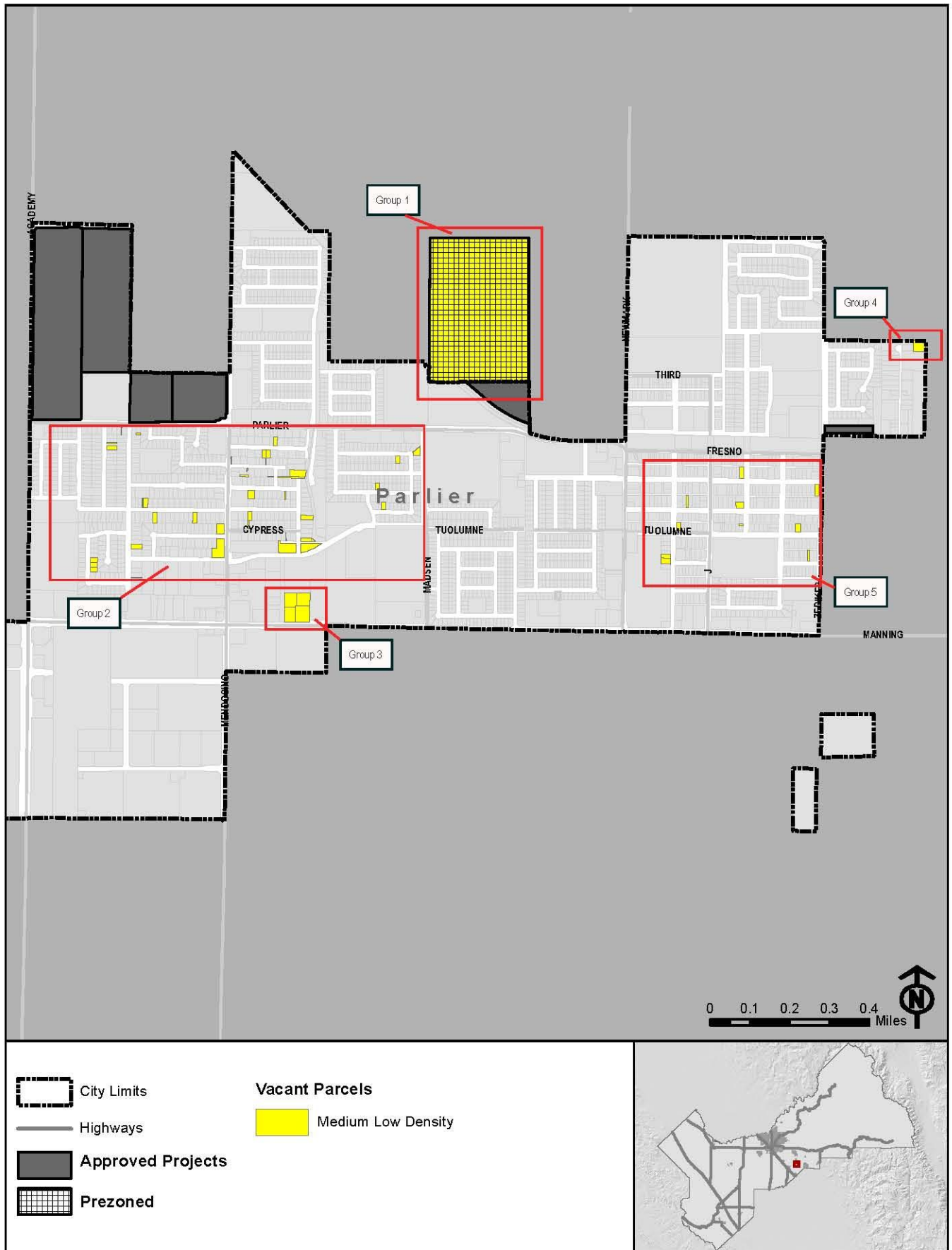
Source: Google Maps



Source: Google Maps

Exhibit 1 Regional Context and Vicinity Map

2015-2023 Multi-Jurisdictional Housing Element
Parlier, California



Source: Fresno County Multi-Jurisdictional Housing Element: Figure 2I-1

3 DETERMINATION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it 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, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Bruce O'Neal, Land Use Associate
City of Parlier



Date

4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) No Impact. According to the City of Parlier General Plan Environmental Impact Report (EIR), there are no designated or otherwise defined scenic vistas located within the Planning Area or visible from within the Planning Area. There are no designated or eligible scenic highways within or in the vicinity of the Planning Area; therefore, no impacts to scenic vistas or scenic highways would occur.

B) No Impact. According to the General Plan EIR, there are no classified scenic resources or State-designated scenic highways within the Planning Area. There are no scenic vistas located on any of the Inventory Sites identified in the Housing Element; therefore, development of the Inventory Sites would not impact any scenic resources.

C) Less than Significant Impact. Visual character is the composite physical values of a structure or structures, in context of the built and/or natural environment, that include architectural treatment, landscaping, location, and the intangible qualities such as historical context or uniqueness that establish a thematic visual display for the onlooker when viewing the location. Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker coupled with the expertise and institutional knowledge of the local jurisdiction to define the visual character of an area or property. Future development implemented through the policies of the Housing Element will have the effect of changing the visual character of each Inventory Site by introducing a new element to each location. Inventory Site Group 1 is located at the northern boundary of the city within the SOI. This group of sites is surrounded to the north, west, and east by agricultural/rural land and multiple family residential use to the south. Inventory Site Group 2 is surrounded by single and multiple family residential. Inventory Site Group 3 is surrounded by multiple family residential to the north and south and a self storage facility to the east. Inventory Site 4 is surrounded by single family residential to the west and south and by agricultural use to the north and east. Inventory Sites located in Group 5 are generally surrounded by single family residential. The sites located in the southwestern portion of the Group are bounded by commercial use to the west. If the change in the visual character or quality of an Inventory Site, in context of the existing visual character and quality of the surrounding, can be perceived as 'degrading', then the effect of the project may result in potentially significant impacts. Similar to the impacts resulting from adverse changes to scenic values of vistas and isolated resources, adverse changes to the visual character of an area can reduce the quality of life for occupants and visitors of the area, reduce the uniqueness or singularity of the viewing experience, and/or reduce the historical and/or communal value of the visual setting.

There is no widely recognized threshold for determining when the effects of a project 'degrade' visual character or quality to the point that potentially significant environmental impacts could occur. The General Plan EIR determined that implementation of the General Plan policies and zoning ordinance will lead to new development that would gradually increase the overall quality of construction through the site plan review procedure and architectural review. Over the long term, results of General Plan implementation will substantially upgrade the appearance of existing structures, streets, and public facilities. Further, attractive new development will result. General Plan Land Use Element Objective C is to establish high quality residential environments that enhance the community's overall value. This Objective is supported by several policies which include design guidelines such as recommended roofing materials, exterior surface materials, landscaping requirements, yard setbacks, open space requirements, and recommended enhancements to the quality of residential development projects. With implementation of General Plan Policies, impacts will be less than significant.

D) Less than Significant Impact. Future development guided by the implementation of the proposed Housing Element will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associated with vehicle travel to and from the Inventory Sites will also be generated. Outdoor lighting when viewed at night can result in glare that can be defined as "excessive, uncontrolled brightness" from a luminaire, defined as "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and ballast (where applicable), and to connect the lamps to the power supply" by the National Electrical Code (NEC).^{3 4} Glare can also occur during the day due to light reflecting off building materials such as highly polished metal and reflective glass. Inappropriate installation of light and reflective materials in future housing could result in effects on nighttime and daytime views through scattering excessive light in the viewers' eyes, causing a partial or complete inability to see due to light scattering in the eye. The effects of excessive light and glare can result in nuisance impacts ranging from viewer annoyance or an inability to see features in the night sky, to health and safety impacts such as temporary blindness while operating a motor vehicle.

Typical thresholds for determining if the effects of lighting and glare will impact surrounding properties is established in local code as a maximum illumination level at a project's property line, such as a maximum 0.5 footcandle at any property line adjacent to a residential property. The General Plan EIR does not include a threshold for glare and the City has no adopted threshold or standard specifically to mitigate impacts due to glare; therefore, for purposes of this Initial Study, potential glare impacts during the night will be considered less than significant with implementation of lighting standards, particularly in regards to shielding, and potential daytime impacts will be considered less than significant if, in the case of reflective materials, the materials do not have a reflectivity index of 0.5 or higher for proposed materials with the surface area sufficient to reflect glare onto adjacent properties and/or streets. Future housing developed to meet local and regional housing needs will be subject to General Plan Policies regulating the installation and operation of lighting. Chapter 2 (Goals, Objectives and Major Policies) of the General Plan includes the major goals for the City which provide direction for growth management and economic development. Goal 3 of this section requires high levels of community design and image. Supporting this goal is Policy 1, which requires site plan review and architectural design review for all multiple family, commercial, and industrial development which will include provisions for outdoor lighting. Further, the Land Use Element includes policies requiring that exterior lighting for multiple family residential, commercial, and industrial parking, access drives, and outdoor recreation areas be shielded to prevent line-of-sight visibility of light sources from abutting properties planned for single family residential.⁵ Implementation of the lighting requirements of the General Plan will ensure that lighting is appropriately designed to provide necessary security while not creating undue nuisance or hazards for people at surrounding properties or on roadways in the vicinity of the Inventory Sites. Furthermore, future housing will be subject to design standards enumerated in the code or General Plan, requiring review by staff or the architectural review board that will limit the use of metal in accent features, as

³ Lighting Research Center. National Lighting Product Information Program. Lighting Answers: What is Glare?
<http://www.lrc.rpi.edu/programs/nlpi/lightinganswers/lightpollution/glare.asp> [November 18, 2015]

⁴ National Electrical Code. Article 100. 2014

⁵ City of Parlier General Plan. Land Use Element. February 2010

opposed to primary architectural features, thereby minimizing the potential for daytime glare. Impacts to daytime and nighttime views will be less than significant with implementation of existing regulatory requirements.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) No Impact. According to the state Farmland Mapping and Monitoring Program (FMMP), the City of Parlier is surrounded by agricultural lands designated as Prime Farmland and Farmland of Statewide Importance. None of the identified Inventory Sites are located on important farmland designated as Prime, Unique Farmland, or Farmland of Statewide or Local Importance.⁶ Therefore, implementation of the proposed Housing Element will not result in the conversion of Prime or Unique Farmland or Farmland of Statewide or Local Importance to non-agricultural use. No impact will occur.

B) No Impact. According to the state Williamson Act Map, properties within the City's SOI are currently preserved for agricultural uses pursuant to Williamson Act contracts.⁷ None of the identified Inventory Sites are in Williamson Act Contracts. Therefore, implementation of the proposed Housing Element will not conflict with any Williamson Act Contracts. No impact will result.

⁶ California Department of Conservation. Fresno County Important Farmland 2012. Sheet 2 of 2

⁷ California Department of Conservation. Fresno County Williamson Act FY 2012/2013.

C-D) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as 'land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.' There is no forest land located on or in the vicinity of any proposed Inventory Sites. Considering that the proposed Housing Element will not result in direct loss or substantial changes to the National Forest of Forests, no impacts will result.

E) **Less than Significant Impact.** As discussed above, there is no prime or unique farmland, Farmland of Statewide or Local Significance, or forest land on the identified Inventory Sites. However, important farmland and/or Williamson Act Contracted properties are located within the vicinity of identified Inventory Sites. General Plan Agricultural Resources Policies protecting agricultural uses and discouraging the premature conversion of agricultural land to urban uses will reduce impacts of development of Inventory Sites on adjacent or nearby agricultural lands. In particular, Agricultural Resource Policy 3 encourages the preservation of existing agricultural land within the SOI as long as feasible. Policy 5 requires that new development include barriers between urban uses and agricultural lands to prevent potential trespass, vandalism, crop and equipment damage, and theft. Policy 5 supports a 100-foot wide buffer zone between residential or industrial development and the nearest agricultural lands. Policies 15 through 17 promote a good neighbor policy between residential property owners and adjacent farming operations. Considering that the proposed Housing Element will not result in the indirect conversion of agricultural or forest land to non-agricultural or non-forest uses, and with implementation of General Plan Agricultural Resources Policies, impacts will be less than significant.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-C) **Less than Significant Impact.** The City of Parlier is located within the San Joaquin Valley Air Basin (Basin) managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).⁸ The SJVAPCD is comprised of the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Due to meteorological, geographical, and topographical conditions in the Central Valley that result in a low tolerance for air pollution in the Basin, the Basin exhibits air pollution at levels comparable to that of the South Coast Air Basin despite the population of the Central Valley being ten times less than that of the greater Los Angeles region, demonstrating the unique air quality challenges faced by SJVAPCD. Future housing developed in accordance with the goals and policies of the Housing Element will have the effect of contributing incrementally to the mobile, energy, and area sources that cumulatively contribute to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that comprise the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that construction and operation of various uses within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts on the health of residents if it is determined that a project's individual contribution to cumulative air pollution levels is considerable by exceeding the annual emissions thresholds established by the SJVAPCD in its *Guidance for Assessing and Mitigating Air Quality Impacts* and, furthermore, would be determined to potentially conflict with implementation of the AQMP.⁹ Criteria pollutants can directly damage the environment, both natural and man-made. Impacts to human health include a variety of acute and chronic respiratory illnesses.

The SJVAPCD *Guidance* identifies procedures for evaluating projects through a screening process that alleviates full air quality review where, based on analysis documented by the SJVAPCD, projects meeting certain criteria are determined to not

⁸ San Joaquin Valley Air Pollution Control District. About the District. http://www.valleyair.org/General_info/aboutdist.htm [November 16, 2015]

⁹ San Joaquin Valley Air Pollution Control District. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 2015

have a substantial effect on air quality but cannot be found exempt from environmental analysis pursuant to CEQA. The SJVAPCD *Small Project Analysis Level* (SPAL) guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of dwelling units. The daily traffic generation screening threshold is established at 1,453 daily trips. Estimated dwelling unit thresholds range from 152 units for single-family residential projects to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then afforded the Cursory Analysis Level (CAL) procedure that requires project-specific, quantitative emissions modeling that includes construction-related and operational criteria pollutant emissions, carbon monoxide hotspot screening and/or modeling, and assessment of hazardous air pollutant emissions before determining if mitigation is required. The CAL process is generally applicable to projects that do not require an Environmental Impact Report (EIR) and are not subject to the Full Analysis Level (FAL) process as such.

Development of future housing will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits. Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required. The General Plan Air Quality Element includes an extensive list of Goals and Policies designed to reduce air quality impacts within the city. Goal 1 aims to effectively communicate, cooperate, and coordinate the development and operation of community and regional air quality programs. Supporting Goal 1, Policy 1 requires that local and regional air quality impacts of developments proposed are accurately determined and fairly mitigated through the CEQA process. This process will utilize SJVAPCD significance thresholds. Land Use and Circulation Goals provided in the Air Quality Element includes strategies to reduce emissions such as trip reduction programs, reduction of congestion on the existing roadway network, and the reduction of emissions related to energy consumption and area sources. In addition, the creation of a land use pattern that will encourage people to walk, bicycle, or use public transportation is encouraged.

The General Plan EIR documents analysis of the effects on air quality resulting from build out of the Sphere of Influence (SOI) expansion area and associated impact. Impacts resulting from the effects of long-term development of the remainder of the city and SOI were found to be consistent with previous environmental analysis of the General Plan because no amendments to those areas were proposed. Similarly, the proposed Housing Element does not include any changes in land use designations or other amendments to the General Plan; thus, impact determinations concluded in previous General Plan environmental analysis remain applicable to the proposed Housing Element. In addition, future development of the proposed Inventory Sites will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA, and therefore, project-specific impacts, if any, will be assessed when actual physical changes to the environment are proposed pursuant to the policies of the Housing Element. Considering the Housing Element does not include any amendments to the adopted General Plan and no significant impacts related to effects resulting from static land use designations were identified in the certified General Plan EIR, impacts resulting from the effects of implementation of the proposed Housing Element will be less than significant.

D) Less than Significant Impact. Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Each of the Inventory Sites is surrounded by residential uses. Schools located within city boundaries are also located within close proximity to Inventory Sites. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants that could have an effect on the environment such that potentially significant impacts will occur. According to the EPA, there are no toxic air emitters within the City of Parlier or within one-quarter mile of any of the identified Inventory Sites.¹⁰ Impacts to sensitive receptors will be less than significant.

E) Less than Significant Impact. Residential land uses do not generate objectionable odors that could impact a substantial number of people; therefore, future housing development will not result in effects related to odors that could impact a substantial number of people. There are no sources of objectionable odors located in the vicinity of any Inventory Site identified in the proposed Housing Element. As discussed in the General Plan EIR, emissions of diesel exhaust during

¹⁰ Environmental Protection Agency. EnviroMapper. <http://map11.epa.gov/myem/efmap/index.html?ve=14,36.61381912231445,-119.5477294921875&pText=Parlier,%20CA> [December 8, 2015]

construction activities may occasionally be detected at nearby uses. However, use of heavy-duty construction equipment occurs over short periods of time, and the rapid dissipation of gases into the air would result in less than significant impacts on sensitive receptors. Impacts will be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **Less than Significant Impact.** According to the California Natural Diversity Database, there have been no recorded occurrences of sensitive species within and/or within one mile of the City of Parlier. However, one occurrence of the western yellow-billed cuckoo has been recorded in the City of Selma, located approximately two miles to the west of Parlier. Suitable habitat for the western-yellow-billed cuckoo includes riparian forest, along lower flood-bottoms of larger river systems, and more specifically, riparian jungles of willow, often mixed with cottonwoods with lower story of blackberry, nettles, or wild grape.¹¹ Construction of future housing on the Inventory Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm or habitat loss. The impacts that can result due to harm or loss of sensitive species are most easily understood as the results of upsetting a piece of an intricately balanced and interdependent

¹¹ California Department of Fish and Wildlife. California Natural Diversity Database. Maps & Data. RareFind 5

ecology that can result in cumulative impacts on other species, including humans, as the ecosystem adjusts to environmental pressures such as imbalances in predator and prey ratios or further loss or changes in habitat as species adjust.

The General Plan EIR states that the conversion of native and naturalized plant communities by agricultural development and urbanization has significantly reduced wildlife plant habitat; therefore, several plant and animal species have either been completely removed from the region or populations have declined significantly. The General Plan EIR incorporated Mitigation Measure 6.1 to minimize potential impacts associated with the effects of development on sensitive species and habitat. Mitigation Measure 6.1 requires the preparation of site-specific biology surveys for new development if determined to be necessary by the Community Development Director. The biological surveys will identify the extent of the effects a future development proposal could have on sensitive species and if such effects could result in potentially significant impacts, mitigation would be incorporated to minimize or avoid those impacts. The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis certified in the General Plan EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Impacts will be less than significant.

B-C) No Impact. These resources are sensitive due to the important habitat they provide for a variety of species and their role in the natural treatment and conveyance of water. According to the General Plan EIR there are no seasonal wetlands, perennial herbaceous wetlands, riparian forest or scrub, vernal pools or managed wetland in the Parlier area. According to the National Wetlands Inventory, there is no wetland or riparian habitat located on any of the identified Inventory Sites. Therefore, no impact will result.

D) Less than Significant Impact. There are no wildlife nursery sites located within the City; therefore, no impacts could occur as a result of development of any Inventory Site. There are no designated wildlife corridors located within the Planning Area; however, all linear water bodies serve as corridors for terrestrial and aquatic species to migrate and other water bodies can serve as nodes along the Pacific Flyway that accommodate the seasonal movement of avian species between Canada and South America. Wildlife corridors and the movement of animals are important in maintaining genetic diversity, accommodating mating patterns, and ensuring that seasonal behavior is not interrupted. As discussed in Issue 4.B-C, future development of Inventory Sites will not result in significant impacts to any creeks, rivers, or other water bodies; thus, creeks, rivers, and the like will remain open as wildlife corridors. Impacts will be less than significant.

E) No Impact. According to the General Plan EIR, the City of Parlier has not adopted local ordinances or regulations pertaining to biological resources; therefore, implementation of the proposed Housing Element will not conflict with any locally adopted ordinance or regulation. No impact will result.

F) No Impact. The Planning Area is not located within a Natural Community Conservation Plan (NCCP). The Planning Area is located within the boundaries of the Pacific Gas and Electric Company (PG&E) San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP). PG&E's service area encompasses approximately 70,000 square miles in 48 of the 58 counties in California. The HCP addresses small-scale temporary effects due to operation and maintenance of the service area that are dispersed over a large geographic area. The activities covered in the HCP include two categories of activities for which PG&E requests take authorization conducted in accordance with CPUC requirements: operation and maintenance activities and minor construction activities. Although the City is located within the HCP boundary, the HCP covers only PG&E-related operation and maintenance and construction activities and does not cover any other facilities or activities. Therefore, implementation of the proposed Housing Element will not conflict with the intent of the HCP. No impact will occur.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact with Mitigation Incorporated.** A desktop review of the Planning Area that included the Fresno County List of Historic Places, the Index of Historical Sites in Fresno County,¹² the Fresno County General Plan: Background Report,¹³ the California Register of Historical Resources,¹⁴ and the National Register of Historic Places,¹⁵ did not indicate historic resources located within and/or adjacent to the Parlier Planning Area. Historic resources are important to the knowledge of the past of California and the region while forming a portion of the character of the City that creates a sense of place and identity. Effects that result in the loss of historic structures, properties, or districts can result in impacts that include the loss of cultural identity, loss of unique engineering, architectural, or artistic works, and loss of unique, irreplaceable components of the sense of place that forms a cultural environment. In the unlikely event that historic resources are encountered, Mitigation Measures C-1 and C-2 are incorporated to ensure that historic resources are not damaged, altered and/or demolished as recommended by a qualified professional architectural historian who meets the U.S. Secretary of the Interiors Qualifications and Standards. Impacts to historical resources will be less than significant with mitigation measures incorporated.

Mitigation Measures

C-1 Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historical Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the historic resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained

¹² Fresno County Historical Landmarks & Records Advisory. 2014. Electronically available at: <http://www.fresnolibrary.org/hlrc/index.htm>.

¹³ County of Fresno 2000. Fresno County General Plan: Background Report, 6A1

¹⁴ State of California. California Register of Historical Resources. Electronically available at: <http://www.ohp.parks.ca.gov>

¹⁵ U.S. Park Service. National Register of Historic Places. Electronically available at: <http://www.nps.gov/nr/research>

- C-2** Recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level.

B) Less than Significant Impact with Mitigation Incorporated. A desktop review of the Planning Area shows that there are known archaeological sites located within the Project area. The proposed Project would bring about future urban development and construction, which could result in the disturbance, alteration, or destruction of archaeological resources not previously identified. The proposed Project would bring about future urban development and construction, which could result in the disturbance, alteration, or destruction of paleontological resources not previously identified. Similar to potential impacts resulting from the effects of future housing development on historical resources, impacts to archaeological resources can result in the loss of information important to the history (and potentially the pre-history) of California and the people who created and/or used the materials. The potential for uncovering significant resources at Inventory Site locations during construction activities is unknown given that the Inventory Sites have been in agricultural use for many years and no evidence of archaeological resources has been reported. In the unlikely event that archaeological resources are uncovered, Mitigation Measures C-3 is incorporated to ensure that uncovered resources are recorded, evaluated, left in place if possible, and/or curated as recommended by a qualified professional archaeologist who meets the U.S. Secretary of the Interiors Qualifications and Standards. Impacts to buried archaeological resources will be less than significant with mitigation measures incorporated.

Mitigation Measures

- C-3** Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

C) Less than Significant Impact with Mitigation Incorporated. A desktop review of the Planning Area indicates that there are no known geological resources and/or unique geological features located within the Inventory Sites. However, the proposed Project would bring about future urban development and construction, which could result in the disturbance, alteration, or destruction of paleontological resources not previously identified. Thus, the potential for uncovering significant paleontological resources at the Inventory Sites during construction activities is unknown given that no such resources have been previously discovered and/or recorded. In the unlikely event that paleontological resources are uncovered, Mitigation Measure C-4 is incorporated to ensure that uncovered paleontological resources are evaluated, salvaged, and curated as recommended by a qualified professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology. Impacts to buried paleontological resources will be less than significant with the mitigation measure incorporated.

Mitigation Measures

C-4 Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and/or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource, along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

D) Less than Significant Impact. Future development of the proposed Inventory Sites that require site preparation and earthmoving activities have the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Construction activities that result in disturbing or destroying human remains could result in impacts to our knowledge of the burial practices of the people who were buried, the people who buried the remains, and the pre-historic or historic context and circumstances under which the buried became deceased. Should human remains be discovered, the contractor is required to comply with State Health and Safety Code §7050.5. This requires halting work in the immediate area of the find and notifying the County Coroner, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, the Coroner is required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Implementation of existing regulations will ensure that any discovered remains are appropriately collected and examined for any significant information that can be elicited. Potential impacts due to effects on human remains will be less than significant with implementation of existing regulations.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A, C-D) **Less than Significant Impact.** According to the General Plan EIR, potentially hazardous geological and soils conditions occur in the Planning Area that include fault rupture, severe seismic activity, subsidence, collapse, and lateral spreading. The Planning Area is not subject to impacts related to liquefaction, landslide, or expansive soils. Development sites subject to one or more of these conditions can have the effect of disturbing or destabilizing geologic units or soils such that hazards or hazardous conditions are initiated, thereby resulting in potential impacts to properties in vicinity of the project. Potential impacts to properties within the vicinity and inclusive of the development include property destruction, injury, and loss of life depending on the severity of the impact. Geological and soils hazards of concern are summarized below as described in the Fresno County General Plan EIR, supplemented by additional data.¹⁶

¹⁶ Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

- ^ **Fault Rupture:** There are active and potentially active faults within and adjacent to Fresno County. Faults within Fresno County and major active and potentially active faults in the region are described in Section 14.3 of the County's General Plan EIR. The Nunez and Ortigalita faults are located near Coalinga and Panoche in the West Valley and have been designated Alquist-Priolo Earthquake Fault Zones (EFZ). An active fault may pose a risk of surface fault rupture. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. Fault rupture typically follows preexisting faults and the rupture may occur suddenly during an earthquake or slowly in the form of a fault creep.
- ^ **Seismic Groundshaking:** Most of Fresno County east of Interstate 5 (I-5) is located in Seismic Zone 3 pursuant to the California Building Code. Areas in the Coast Range and foothills and an area along the Fresno County-Inyo County boundary are located in Seismic Zone 4. Groundshaking is the primary seismic hazard in Fresno County, because of the seismic setting and record of historical activity. Urbanized locations in the East Valley, West Valley, and Sierra Nevada Foothills are subject to less intense seismic effects than locations in the Coast Range Foothills and Sierra Nevada.
- ^ **Subsidence:** Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. Subsidence caused by groundwater withdrawal generally presents a more serious problem because the resulting effects tend to encompass regional or community-level areas. Oil and gas withdrawal, conversely, tend to affect localized areas. Areas of the Central Valley have subsided more than 20 feet during the past 50 years. Groundwater pumping has also caused subsidence in areas of western Fresno County. Subsidence is an identified concern in the Westlands Water District and the Pleasant Valley Water District on the west side of Fresno County.
- ^ **Settlement /Collapse:** Settlement can occur in poorly consolidated soils during groundshaking. During settlement, the soil materials are physically rearranged by groundshaking, resulting in a less stable alignment of individual minerals. Settlement of sufficient magnitude to result in structural damage is normally associated with rapidly deposited alluvial soils or improperly founded or poorly compacted fill. These areas are known to undergo extensive settling with the addition of irrigation water. The only urban area in the County that may be affected by settlement is Coalinga.

Future housing developed pursuant to the policies of the proposed Housing Element will be subject to the requirements of the California Building Code (CBC) as adopted by the City, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure that project sites are made suitable for building construction, particularly in regard to foundation design. Typical foundation design requirements to prevent failure due to the effects of geological hazards include post-tensioning due to lateral spreading/collapse, installation of piles due to liquefaction, dewatering or pre-saturation due to expansive soils, and installation of geomats due to landslides. Foundation and structural design for proposed development of the Inventory Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the City. Impacts due to geological and soils hazards will be less than significant with mitigation incorporated.

B) Less than Significant Impact. Natural forces, both chemical and physical, are continually at work breaking down and moving rocks, minerals, and soils. Erosion poses environmental hazards through the effect of removing soils that can undermine roads and buildings and destabilize slopes. Erosion can also result in environmental damage by depositing soils in reservoirs, lakes, and drainage structures that can result in impacts to wildlife and human health by changing the ecological properties or the physical boundaries of the water body or drainage control device. In the eastern Fresno County area, soils exhibiting moderately high to high erosion potential are located in the Sierra Nevada and its foothills, generally coinciding with slopes that exceed 30 percent, although most areas are not substantially populated. Within the Valley, erosion is generally not problematic except for areas containing *Rossi* soils east of the Fresno Slough. Severe erosion potential has also been identified along the San Joaquin River Bluff where widely spaced gullies have eroded soils from subsiding floodwaters that drain into the main flood control channel. In western Fresno County, most soils associated with the *Kettleman* series generally located west of I-5 in the Coast Range foothills could be subject to moderate to severe sheet and gully erosion potential. *Panoche* and *Panhill* soils are classified as exhibiting no erosion under natural conditions, but their physical properties are particularly susceptible to erosion as a result of human activity. These soils are located extensively throughout western Fresno County and are especially prevalent in areas of young alluvial fans. The City of Parlier General Plan EIR concluded that

impacts related to erosion potential during site preparation and grading activity will be mitigated to less-than-significant levels with incorporation of Mitigation Measure 8.1. Mitigation Measure 8.1 requires that a grading plan in compliance with City construction and Uniform Building Code standards be prepared for all proposed development. Further, future developments on proposed Inventory Sites are subject to Federal and State regulations limiting erosion pursuant to NPDES requirements and SJVSVAPCD rules. Impacts will be less than significant.

E) Less than Significant Impact. Municipal Code Section 13.40.020 (Septic tanks, etc., prohibited adjacent to sewers) prohibits the maintenance, use, or existence of any privy, privy vault, cesspool, septic tank, or any receptacle for disposal of sewage upon any property that is adjoining or reasonably accessible to a public sewer. Further, a primary goal of the General Plan is to manage growth of the city to create physical form and character to improve quality and function of the city. Supporting this goal, Policies 6 and 7 support the sequential, contiguous development of urban areas to ensure orderly extension of municipal services. Implementation of Policies 6 and 7 will ensure the orderly extension of municipal sewer service. Impacts will be less than significant.

7. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-B) **Less than Significant Impact.** Climate change is the distinct change in measures of climate for a long time period. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes, raising livestock, and deforestation activities; and some agricultural practices.¹⁷

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP). The CCAP required the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of greenhouse gas emissions and resulting cumulative impacts due to global climate change.¹⁸ On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to normalize the effects resulting from project-specific greenhouse gas emissions that contribute to global climate change during the environmental review process, as required by CEQA.

¹⁷ United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics*. April 2009.

¹⁸ San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm [November 17, 2015]

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program as promulgated by the SJVAPCD. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions as compared to future conditions under which the project is operated without GHG reduction methods (known as the Business-as-Usual, or BAU, baseline) is required to find that a project would contribute inconsiderably to cumulative global climate change conditions and the resulting impacts to the environment. The guidance does not limit a lead agency's authority to establish its own process for determining the significance of impacts resulting from global climate change or the projects contribution to those impacts.

CONSTRUCTION EMISSIONS

Future development proposed on Inventory Sites will result in short-term greenhouse gas emissions from construction activities. Greenhouse gas emissions would be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions would also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD Guidance does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

LONG-TERM EMISSIONS

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO₂, with minor emissions of CH₄ and N₂O. The most significant GHG emission from natural gas usage would be methane. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance would result primarily in emissions of carbon dioxide. Disposal of solid waste would result in emissions of methane from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Future housing will be constructed on undeveloped and currently developed, underutilized properties. GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels that will not be considered cumulatively considerable in the context of global climate change and resulting impacts. Some projects may be required to identify a GHG emissions inventory using regulatory and industry standard methodologies and measures to reduce emissions by 29 percent from BAU levels. GHG reduction measures identified in the Guidance documentation are categorized bicycle/pedestrian/transit, parking, site design, mixed-use, building component, transportation demand, and miscellaneous, each addressing the various operational sources of GHG emissions that are generated by development. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-D) **Less than Significant Impact.** Residential and mixed-use housing development do not cause or contribute substantially to potential hazards to the public or the environment because these uses do not involve the use, transport, or disposal of appreciable amounts of hazardous materials or wastes. For purposes of the following analysis, a “significant hazard to the public or the environment” is characterized by the effects of exposure to hazardous materials and/or wastes from a facility or facilities that are subject to operations-specific federal, state, regional, or local regulations and implementation processes (including permitting, accident contingency, and clean-up requirements) based on the amount of material or waste

undergoing use, transport, or disposal and the resulting impacts to human health or ecosystem functions. Residential uses are characterized by the use of common, widely available hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials are not subject to federal or state permitting at the consumer level and it is reasonably foreseeable that upset and accident conditions cannot be met by the use, transport, and disposal of such materials and wastes from future residences. Consumer-level household hazardous materials and wastes are not subject to federal or state permitting by the consumer, and their use is at such levels as to not have the potential to result in risk of upset or accident that could harm a substantial number of people, including children attending schools in the area, or have a substantial effect on the functions of the local or regional ecosystem.

Hazardous Sites: The proposed Inventory Sites are not listed as hazardous waste and substances sites, leaking underground storage tank sites, solid waste disposal sites, hazardous waste facilities subject to corrective action, or regulated by the Regional Water Quality Board.¹⁹ There are no Cleanup Program Sites or open leaking underground storage sites within the vicinity of any Inventory Sites.

Materials and Wastes Transport: According to the General Plan, hazardous materials pass through the City in route to other destinations via the surface street system. Primary truck routes in the City include Academy Avenue, Manning Avenue, Mendocino Avenue, Newmark Avenue, and Zediker Avenue. Inventory Site Group 1 contains sites that are adjacent to Manning Avenue and Mendocino Avenue. Inventory Site Group 5 includes sites that are adjacent to Newmark Avenue and Zediker Avenue. The City has no direct authority to regulate the transport of hazardous materials on local and regional roadways or railways; however, under upset and accident conditions, it is reasonably foreseeable that the most of the spill would be contained within the right-of-way of a roadway with minimal chance of hazardous materials or wastes reaching adjacent homes. Transportation of hazardous materials and wastes by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. Although there is some reasonably foreseeable potential for exposure of future residents to hazardous materials and wastes under upset and accident conditions, federal and state regulations are in place with a focus on prevention of accidental releases and measures for appropriate containment and cleanup when accidents occur.

Facilities: According to the EPA, three small quantity generators (SQG) of hazardous wastes operate within and two SQGs and one large quantity generator (LQG) of hazardous wastes operate adjacent to city limits. SQGs generate more than 100 kilogram of hazardous waste and less than 1,000 kilograms. LQGs generate more than 1,000 kilograms of hazardous waste per month or more than one kilogram per month of acutely hazardous waste. Three SQGs are located near the northeastern corner of Inventory Site Group 5. Maxco Supply (located at 605 South Zediker Avenue), Michael Bradley Corporation (located at 625 Zediker Avenue), and Pacific Bell (located at the southwest corner of Tulare and J Streets) have no recorded violations.^{20 21 22} Both the federal government and the State of California require all businesses that handle hazardous materials or extremely hazardous materials to submit a business risk management plan to the local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City is the Fresno County Environmental Health Department. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a significant release of a hazardous material. Implementation of federal and state

¹⁹ California Environmental Protection Agency. Cortese List Data Resources. <http://www.calepa.ca.gov/SiteCleanup/CorteseList/> [December 9, 2015]

²⁰ United States Environmental Protection Agency. Envirofacts. FRS Facility Detail Report – Maxco Supply Inc. http://iaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility [December 9, 2015]

²¹ United States Environmental Protection Agency. Envirofacts. FRS Facility Detail Report – Michael Bradley Corp. http://iaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility [December 9, 2015]

²² United States Environmental Protection Agency. Envirofacts. FRS Facility Detail Report – Pacific Bell http://iaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility [December 9, 2015]

requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided.

Considering the preceding analysis, the proposed Housing Element will not result in effects from the use, transport, or disposal of hazardous or acutely hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations and standards. Impacts will be less than significant.

E-F) No Impact. There are nine public and private airports within Fresno County.²³ The public airports are Fresno-Yosemite International Airport, Fresno Chandler Downtown Airport, Coalinga Airport, Firebaugh Municipal Airport, Mendota Municipal Airport, and Reedley Municipal Airport. The private airports are Harris Ranch Airport, Selma Aerodrome, and Sierra Sky Park Airport. Specific land use policy plans have been developed for Fresno-Yosemite International, Fresno Chandler Downtown, Coalinga, Harris Ranch, and Sierra Sky Park Airports. A single land use policy plan has been prepared for Firebaugh, Mendota, Reedley, and Selma Aerodrome.

Development within the vicinity of an airport can result in increased potential for impact due to height, glare, and electronic interference that can disrupt flight patterns and pilots operating out of the airport. The Airport Land Use Commission (ALUC) is responsible for ensuring that development within the vicinity of an airport does not cause undue risk to airport operations or the safety of persons on the ground. The ALUC must review the general and specific plans of local jurisdictions for consistency with the county's airport comprehensive land use plan (CLUP).

Parlier is not located within two miles of any airport and is not located within any airport land use plan. The proposed Housing Element does not include any changes to the General Plan or Zoning Code that could result in increased height of future buildings or an increase in development density and associated population densities within the influence area of the airport. Considering the proposed Housing Element will not subject future development or persons to undue harm from airport operations in consistency with the CLUP, no impact will result.

G) No Impact. The City has not adopted an emergency response plan or emergency evacuation plan. In the event of the release of hazardous materials, Fresno County's Emergency Response Team would respond in conjunction with the local fire department. The proposed Housing Element does not include any land use, circulation, or safety changes that could conflict with the County's emergency response program. No impact will occur.

H) Less than Significant Impact. Fresno County is most prominently subject to wildland fires west of Interstate 5 and east of Clovis and Sanger in the Sierra Nevada foothills.²⁴ Agricultural lands surrounding the city of Parlier have a low level of wildland fire hazard due to low fuel load. In addition, the threat of wildland fire within the urbanized areas of the city is low. The identified Inventory Site Groups 2, 3, and 5 are surrounded by urban development and Inventory Site Groups 1 and 4 are located adjacent to urban development and agricultural land. There will be less than significant impacts from the threat of wildland fires with implementation of the Housing Element.

²³ Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

²⁴ California Department of Forestry and Fire. Fire Hazard Severity Zone Map. 2007/2008

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) Less than Significant Impact. The City of Parlier, along with several other cities within Fresno County, are joint permittees under the Phase II Small MS4 General Permit issued by the Central Valley Regional Water Quality Control Board (RWQCB) Water Quality Order 2013-0001-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit

CAS000004. The Order prohibits polluted storm water and non-storm water discharges into the storm drain system, identifies receiving water limitations on constituent loading, and requires preparation of a Storm Water Quality Management Plan (SWQMP). The SWQMP is required for all MS4 permits to address prohibited discharges from construction, industrial and commercial, municipal operations through structural mechanisms and programs addressing illicit connections and discharges, public outreach and education, and land use planning to be measured against performance and effectiveness indicators during the mandatory annual review.

Housing is a common type of urban development and is addressed in the City waste discharge requirements for construction and operational sources of pollutants that can affect downstream surface water bodies by discharge into the local storm drain system. The proposed Housing Element does not include any policies or programs that would conflict with implementation of the NPDES program such that future residential development could result in exceedance of the MS4 permit waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and waste discharge requirements will be less than significant with implementation of existing permit regulations.

B) Less than Significant Impact. The proposed Housing Element can accommodate projected housing demand over the next eight years, which will require potable water for drinking, food preparation, cleaning, and bathing as well as water for landscape irrigation. Future housing will generate demand for water in addition to the demand of existing uses and the incremental increase in demand as growth occurs in the area; therefore, the future housing will contribute to cumulative, long-term increases in demand for groundwater and other water resources. The City is situated in the Kings River Groundwater Basin where much of the groundwater supply is generated through recharge of the Basin via the Kings River. No imported water source is available and water supplies are limited to those within the watershed. The dependence on groundwater and the growth in water demand by urban and agricultural users has depleted groundwater resources in the Central Valley. Despite efforts to balance supply and demand, increased pumping during the irrigation season has resulted in seasonal and long-term declines in groundwater levels in some parts of the County. Beyond the potential loss of water for potable and non-potable uses, declines in groundwater can result in effects on the operation of water wells. Declining groundwater levels can cause the water table to descend below a water well's pump intake, rendering the well incapable of drawing water. This can result in temporary water shortages and require the creation of new water wells and abandonment of the existing well. Water shortages can impact the health and well being of humans and the quality of the environment.

The General Plan EIR documents analysis of the effects on water supply resulting from build out of the Sphere of Influence (SOI) expansion area and associated impacts. Impacts resulting from the effects of long-term development of the remainder of the city and SOI were found to be consistent with previous environmental analysis of the General Plan because no amendments to those areas were proposed. Similarly, the proposed Housing Element does not include any changes in land use designations or other amendments to the General Plan, and thus, impact determinations concluded in previous General Plan environmental analysis remain applicable to the proposed Housing Element. In addition, future development of the proposed Inventory Sites will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA; therefore, project-specific impacts, if any, will be assessed when actual physical changes to the environmental are proposed pursuant to the policies of the Housing Element. Considering the Housing Element does not include any amendments to the adopted General Plan and no significant impacts related to effects resulting from static land use designations were identified in the certified General Plan EIR, impacts resulting from the effects of implementation of the proposed Housing Element will be less than significant.

The City will continually monitor municipal water well capacities and plan and install additional wells to serve projected growth; as a result, no impacts to the City's water system are expected.

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

C-E) **Less than Significant Impact.** Future development of housing will occur on currently or previously developed sites and undeveloped sites. Development on currently or previously developed sites is unlikely to substantially change the hydrological conditions of the site that was undoubtedly graded and engineered to convey on-site flows to local storm drains or water quality basins in accordance with the City standard requirements for drainage and flood control, as specified in Municipal Code Section 16.08.320 (Improvements – Drainage) and Section 13.60.060 (Stormwater, etc., to be discharged to storm sewers or approved natural outlets). Development on previously undeveloped sites may result in more substantial changes to the site topography and drainage conditions as cut and fill activity occurs to balance the site for building construction. The concern with changes in on-site drainage is the potential for flooding, erosion, siltation, pollutant loading, and exceedance of storm drain capacity due to the lack of or improperly designed conveyance of runoff. The effects of changes in drainage patterns can result in impacts to human health and quality of life and the environment through damage or destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and storm water backup that can result in similar types of flooding impacts. Impacts due to the effects of changes in drainage patterns will be less than significant with implementation of existing regulations.

F) **No Impact.** No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

G-H) **No Impact.** According to the Federal Emergency Management Agency (FEMA), the proposed Housing Inventory Sites are not located within a 100-year flood hazard area.²⁵ No impact will occur.

I) **Less than Significant Impact.** According to Figure 9-8 of the Fresno County General Plan Background Report, development of housing within the city could occur within the flood inundation area of a dam or levee that could result in property damage and bodily injury or death due to the sudden nature of the release of floodwater during a failure.²⁶ Sources of flooding due to the failure of a dam or levee within the City include the Kings River floodplain as a result of the failure of Pine Flat Dam.

The U.S. Army Corps of Engineers is responsible for conducting regular inspections and maintenance of the dam. The U.S. Army Corps of Engineers intends to identify and communicate any risk of dam failure well in advance of any potential even that could trigger a potential failure. Therefore, according to the General Plan EIR, risk of failure is considered to be low; therefore, impacts will be less than significant.

J) **Less than Significant Impact.** *Seiche* is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. Seiche can result in localized flooding that can result in property damage or personal injury. This could occur within an open reservoir, lake, or other large waterbody. The Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, significant impacts resulting from the effects of seiche will not occur.

A *tsunami* is a large wave that generates in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. The Planning Area is not subject to impacts from the effects of a tsunami because it is located over 100 miles inland of the Pacific Ocean.

A *mudflow* (or debris flow) is a rapidly moving slurry of water, mud, rock, vegetation and debris. Larger debris flows are capable of moving trees, large boulders, and even cars.²⁷ The Planning Area is relatively flat, and risk of hazard due to mudflow is less than significant.

²⁵ Federal Emergency Management Agency. Flood Map Service Center. Map Number 06019C2657H and Map Number 06019C2660H

²⁶ Fresno County General Plan Background Report. Figure 9-8 . October 3, 2000

²⁷ California Geological Survey, CGS Note 33. Hazards from Mudslides.

http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_33/Pages/index.aspx [December 3, 2015]

10. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) No Impact. A significant impact would occur if proposed Inventory Sites are sufficiently large or configured in such a way so as to create a physical barrier within an established community. The Inventory Sites rely on existing land use designations to accommodate new residential development and no changes are proposed. The General Plan does not designate any established communities defined by a Specific Plan that would be affected by implementation of the proposed Housing Element; therefore, implementation of the proposed Housing Element will not create any physical barrier within the community. As such, the Housing Element update will not divide or disrupt neighborhoods or any other established community elements. No impact will occur.

B) No Impact. The Housing Element update sets forth policies to encourage housing development consistent with adopted land use policies established in the General Plan. No changes in land use or development intensities are proposed. The Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area. No impact will occur.

C) No Impact. Please see Section 4.F for a discussion of biological resources planning efforts and analysis of potential impacts related to the proposed Housing Element.

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-B) **No Impact.** Fresno County has a wide variety of mineral resources.²⁸ Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone). The Fresno County General Plan Background report illustrates the general distribution of minerals throughout the County in Figure 7-7 (Mineral Resource Locations). It should be noted that the California Division of Mines and Geology (CDMG) has not performed a comprehensive survey of all potential mineral resource locations nor classified other locations within the County into Mineral Resource Zones (MRZ). According to Figure 7-7 and Figure 7-8 of the Fresno County General Plan Background Report, there are no mineral resource extraction sites within Parlier. According to Figure 7-9, Parlier is located in MRZ-3, which is an area that contains mineral deposits with significance levels that cannot be evaluated from available information. Due to the developed nature of the City, standard mineral extraction practices are not compatible with existing uses. In addition, the General Plan EIR states that there are no significant mineral resources in the Parlier area. The proposed Housing Element does not propose changes to land use designations of the Inventory Sites and does not propose Inventory Sites that were not already determined to contain no known significant mineral resources. No impact will occur.

²⁸ Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

12. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A, C) **Less than Significant Impact.** To ensure that noise producers do not adversely affect sensitive receptors, the City identifies land use compatibility standards within the General Plan to use for planning and development decisions. Table 7 summarizes the City of Parlier's noise standards for various types of land uses according to the General Plan EIR. The standards represent the maximum acceptable noise level as measured at the property boundary, which are used to determine noise impacts. The General Plan Noise Element includes policies and standards related to protecting public health and welfare from excessive noise exposure. General Plan Goals and Policies together with regulations set forth in Municipal Code Chapter 6.13 (Noise) are incorporated into the land use planning process to reduce noise and land use incompatibilities.

Table 7
General Plan Exterior Noise Standards

Noise Zone	Land Use	Maximum Daytime Noise Level (dBA) 7:00 AM – 10:00 PM	Maximum Nighttime Noise Level (dBA) 10:00 PM – 7:00 AM
I	Single or Double Family Residential	50	45
II	Single, Double, or Multiple Family Residential	55	50
III	Commercial	65	50
IV	Industrial/Manufacturing	70	70

Source: City of Parlier. General Plan EIR. October 2009

CONSTRUCTION NOISE

According to Municipal Code Section 6.13.030 (Exceptions), noise due to the operation of construction equipment is exempt from provisions of the noise control chapter of the Municipal Code provided that construction activity occurs between the hours of 7:00 AM and 8:00 PM. Construction activity is typically short-term in nature and is generally not considered to have a significant impact on noise sensitive uses as long as construction activity is limited to daylight hours. In addition, future development will be subject to review by the Community Development Director to ensure conformance with City policies and regulations. When impacts to sensitive noise receivers are anticipated, an acoustical analysis may be required during the entitlement process.

OPERATIONAL NOISE

The primary contributor to ambient noise in the planning area is traffic, particularly from major roadways such as Academy Avenue, Manning Avenue, Mendocino Avenue, Newmark Avenue, and Zediker Avenue. The General Plan EIR documents analysis of the effects on noise resulting from build out of the Sphere of Influence (SOI) expansion area and associated impact. Impacts resulting from the effects of long-term development of the remainder of the city and SOI were found to be consistent with previous environmental analysis of the General Plan because no amendments to those areas were proposed. Similarly, the proposed Housing Element does not include any changes in land use designations or other amendments to the General Plan; thus, impact determinations concluded in previous General Plan environmental analysis remain applicable to the proposed Housing Element. In addition, future development of the proposed Inventory Sites will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA, and therefore, project-specific impacts to ambient noise due to operation of future development, if any, will be assessed when actual physical changes to the environmental are proposed pursuant to the policies of the Housing Element. Considering the Housing Element does not include any amendments to the adopted General Plan and no significant impacts related to effects resulting from static land use designations were identified in the certified General Plan EIR, impacts resulting from the effects of implementation of the proposed Housing Element will be less than significant.

B) Less than Significant Impact. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors cause most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 8 (Human Reaction to Vibration).

Table 8
Human Reaction to Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

Groundborne vibration can result in impacts from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile driving, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Table 9 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

Table 9
Common Construction Vibration

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: California Department of Transportation 2004

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development. Construction noise and associated vibration would be controlled through restrictions currently established in the City's Municipal Code Chapter 6.13. These restrictions will minimize potential annoyance from vibration impacts to nearby residential development during sensitive evening and noise hours.

Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review procedures. No impacts will be associated with vibration as no policy changes, developments, or infrastructure improvements are proposed as part of the Housing Element update.

D) Less than Significant Impact. The proposed Housing Element update does not authorize the development or redevelopment of any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels would be associated with construction activities. Construction noise would be controlled through the time restrictions established in the Municipal Code. The updated Housing Element will not result in any new or more

severe temporary noise impacts associated with residential construction, as the Housing Element does not propose land uses or intensities not already designated in the General Plan and previously analyzed in an EIR. Continued enforcement of the City's noise restrictions will reduce temporary noise impacts to less-than-significant levels.

E-F) **No Impact.** The City of Parlier is not located within two miles or within a comprehensive land use plan for any public or private airport. In addition, no private airstrips are located within the City. No specific new development is associated with the proposed Housing Element update, and no changes to safety policies related to air traffic are proposed. No impact will occur.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **No Impact.** Adoption and implementation of the Housing Element will not, in and of itself, directly result in population growth. Population growth is a complex interaction of immigration, emigration, births, deaths, land use, and economic factors of which the General Plan and Housing Element are only a part. Regional models of population growth and change, accounting for these complexities, are developed by the California Department of Housing and Community Development (HCD) and Fresno Council of Governments (COGs). The proposed Housing Element update is designed to guide and accommodate the City's share of the projected regional population growth and associated housing over the next eight years. Pursuant to Government Code 65584, the California Department of Housing and Community Development (HCD) is required to determine the Regional Housing Needs Allocation (RHNA), by income category, for Council of Governments (COGs) throughout the State. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The population in the County is projected to increase by 443,229 residents between 2010 and 2040. As discussed in the project description, housing need is projected to grow by 588 units in Parlier over the next eight years to accommodate the projected population growth. Based on a RHNA allocation of 588 units, the Housing Element update will result in an increase of approximately 2,505 new residents (based on Parlier's average household size of 4.26 for renter-occupied units).²⁹ The proposed Housing Element is the direct implementation of State requirements to account for population growth and housing needs. The proposed Housing Element and Inventory Sites are projected to meet the City's housing demand as identified in the RHNA. Considering that the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population, derived directly from the population growth estimates for the region, the proposed Housing Element could not induce population growth. No impact will occur.

B-C) **No Impact.** The proposed Housing Element update is intended to encourage and facilitate housing development and preserve and enhance the existing housing stock. Implementation of the Housing Element will result in an overall increase in the number of housing units to meet RHNA requirements. In limited cases, some units in a deteriorated condition may be removed but they will be replaced by more modern affordable units and no persons will be permanently displaced. Thus, the

²⁹ United States Census. American FactFinder. Profile of General Population and Housing Characteristics: 2010 –Parlier, California. <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF> [December 10, 2015]

availability of residential units in response to increases in population is supported by the Housing Element. Considering residential units will increase as guided by the goals and policies of the proposed Housing Element, no impacts related to the displacement of housing or people could occur.

14. PUBLIC SERVICES

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) Less than Significant Impact. The City of Parlier maintains a volunteer Fire Department that provides fire protection and emergency services. In addition, the Fresno County Fire Protection District is contracted by the City to provide support. The District provides protection within all primary service areas and has a goal of maintaining a response time of five to seven minutes for the first crew to arrive. The Fire Department operates out of a station located at the southwest corner of Parlier Avenue and Madsen Avenue. According to the General Plan EIR, anticipated population in Parlier by the year 2030 will generate the need for additional facilities and personnel. To accommodate General Plan build out populations, the City anticipates the need for the conversion of the volunteer Fire Department to a full-time fire station. In addition, the City anticipates the need for an additional fire station, additional fire engine, emergency equipment, and additional full-time firefighters and volunteer staff by 2030. The effects of constructing and operating a new fire station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Fire stations also result in the specific effect of generating periodic increases in noise from use of fire engine and emergency vehicle sirens. Construction and operation of a new fire station will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future fire facilities will be less than significant with implementation of existing regulations.

B) Less than Significant Impact. The Parlier Police Department provides police protection services to the City. According to the General Plan EIR, the Police Department estimates that upon build-out of the Planning Area, additional sworn and non-sworn personnel and police facilities will be required. The effects of constructing and operating a new police station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Police stations also result in the specific effect of generating periodic increases in noise from use of sirens, although typically sirens will be initiated while on patrol as opposed to directly initiating from the substation. Construction and operation of a new substation will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future police facilities will be less than significant with implementation of existing regulations.

C) Less than Significant Impact. The Parlier Unified School District provides kindergarten through 12th grade education within Parlier and the surrounding unincorporated area. The financing of future school sites is considered fully mitigated

through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act; therefore, pursuant to State law and the payment of development impact fees, such impacts will be less than significant. Effects of the construction and operation of schools that can result in environmental impacts are specific and include peak traffic levels occurring in the morning and early afternoon, playground noise, and field lighting. The school district will be required to prepare a CEQA analysis should any school be proposed in order to mitigate potential impacts of such construction and operation on surrounding neighborhoods.

D) Less than Significant Impact. Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

E) Less than Significant Impact. New or relocated residents generated by the provision of new housing guided by the goals and policies of the proposed Housing Element will generate the incremental need for a variety of public and quasi-public services. Construction and operation of new or expanded public service facilities will be subject to environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, as needed. Potential impacts resulting from the effects of constructing and operating future public service facilities will be less than significant with implementation of existing regulations.

15. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-B) **Less than Significant Impact.** Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, as needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

16. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-B) **Less than Significant Impact.** The City is served by local transportation facilities including streets and bus routes in addition to non-motorized transportation facilities such as sidewalks and bikeways. These facilities provide options for travel modes that include passenger vehicles, buses, bikes, and walking. These facilities and modes of travel comprise the circulation system for the City and the broader system designed with the goals of efficiently moving people and goods throughout the region by providing ease of access to multiple modes of travel.

Future housing development will primarily generate passenger vehicle trips as residents drive to commercial, industrial, and institutional facilities for a variety of reasons but primarily for work and school. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of those trips occurring during morning peak hours and 10.5 percent occurring during afternoon peak hours.³⁰ Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring

³⁰ Institute of Transportation Engineers. *Trip General Manual*. 9th Ed. 2012

during the afternoon peak hour. The concern regarding transportation facilities is excessive use and the resulting effects on the ability to move people and goods. A variety of indirect impacts to human health and the environment are attributed specifically to excessive use of vehicles on local and regional roadways including effects related to air pollution and ambient noise.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno Council of Governments (COG) as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.³¹ The Congestion Management Process (CMP) is also administered by Fresno COG and addresses congestion management that provides for safe and effective operation of transportation facilities through demand reduction and operations strategies. While the RTP/SCS addresses the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The CMP relies on local jurisdiction standards in determining the performance of the CMP network and notes that the Cities of Fresno and Clovis have adopted the Level of Service (LOS) D standard, and the County and other Cities have adopted the LOS C standard. *Level of Service* is a qualitative expression of the performance of a transportation facility, at an intersection or roadway segment, determined by the ratio of vehicles to the facility capacity or the length of delay a driver must wait to pass through a facility. In terms of the CMP, the volume-to-capacity (V/C) ratio at roadway and highway intersections is used. The COG is currently in the process of updating the CMP. The final effort is the City's General Plan Circulation Element that identifies long-term transportation improvements for local facilities. The General Plan includes goals and policies aimed to provide an efficient multi-modal circulation system in the city. General Plan policies also encourage the development of an efficient and safe bikeway and public transportation system. The City of Parlier General Plan Circulation Element encourages Level of Service C throughout the circulation network with a Level of Service D at major intersections during the PM peak hour.

The proposed Housing Element is consistent with the growth assumptions used in the development of the RTP/SCS and CMP and does not include any land use changes to the General Plan; therefore, the Housing Element will not conflict with the goals of transportation planning efforts of the City or the COG. The General Plan EIR analyzed existing and year 2030 traffic conditions throughout the Planning Area. According to the General Plan EIR, implementation of Mitigation Measures 14.1 through 14.22, requiring various intersection improvements such as the payment of Regional Traffic Mitigation Fees, installation of traffic signals, modification of traffic signals, additional turning lanes, and lane modification would result in the improvement of levels of service (LOS) to acceptable level of service for all local roadway segments, reducing the impact to the local roadway system to a less than significant.

The proposed Housing Element does not propose land use changes on any of the identified Inventory Sites. Therefore, implementation of the proposed Housing Element will not result in greater traffic impacts than already contemplated in the General Plan EIR for the City and its SOI.

Based on this preceding analysis, future housing development will not impede local or regional efforts to ensure an efficient circulation system. Future housing development will be subject to environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, as needed, should transportation impacts be identified that are not covered under existing development impact fees. Potential impacts resulting from conflicts with local and regional transportation plans and performance requirements will be less than significant with implementation of existing standards and regulations.

C) No Impact. The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts will occur.

³¹ Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

D) **No Impact.** The Housing Element update does not authorize the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to tentative tract map, parcel map or site plan review and approval during entitlement review. The Fire Department reviews all plans to ensure compliance with emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) **No Impact.** The project includes programs and policies in support of the development of new housing units to meet the City's regional fair share of housing, as required by State law. The Housing Element is consistent with regional and local transportation plans that promote a transportation system that embodies all modes of travel; therefore, the Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) No Impact. Future housing will generate wastewater that will be conveyed via the sewer collection system. Wastewater for the City of Parlier is treated at the Parlier Wastewater Treatment Plant (WWTP). The facility is subject to applicable Central Valley Regional Water Quality Control Board (RWQCB) requirements that establish pollutant limits for effluent discharges to receiving waters. A violation of applicable requirements will occur if effluent discharges exceeded adopted limits for one or more pollutants or if the daily maximum permitted treatment volume is exceeded and excess discharge is released into downstream water bodies. Total facility capacity is 2.0 million gallons of wastewater per day (mgd) annually with the facility treating an annual average of 1.0 mgd. Future housing development, consistent with current General Plan land use policy, will result in typical wastewater discharges and will not require new methods or equipment for treatment that are not currently permitted for the existing treatment facility. Furthermore, residential development is not subject to point-source discharge requirements. The Housing Element and future housing development will not affect compliance with RWQCB treatment requirements. No impact will occur.

B, D-E) Less than Significant Impact. According to the General Plan EIR, the Parlier Wastewater Treatment Plant (WWTP) has a design capacity of 2.0 mgd with 2009 treatment demand averaging 1.0 mgd. The sewer collection system is in need of upgrading and upsizing. General Plan EIR Mitigation Measures 13.13 through 13.15 require developers to contribute to the

extension of necessary infrastructure and pay Public Facilities Impact Fees, and the City Engineer shall determine whether there is sufficient capacity in the WWTP to serve proposed development. The Housing Element is consistent with the General Plan and regional population projections, and thus, the Housing Element is consistent with the master planning efforts of the Parlier Public Works Department.

The City's domestic water supply is pumped entirely from groundwater. According to the General Plan EIR, additional water supply facilities will be required as development is proposed. General Plan EIR Mitigation Measure 13.16 requires that new projects be responsible for required improvements to the domestic water system. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA—at which time all environmental issues will be vetted and appropriate mitigation incorporated, as needed, should impacts to water supply and water supply facilities be identified that are not covered under existing development impact fees. Potential impacts to wastewater and water facilities and water supply will be less than significant with implementation of existing standards and regulations.

C) **No Impact.** Current National Pollution Discharge Elimination System (NPDES) regulations focus on low impact development standards in addition to the standard “no net increase in runoff into the storm drain system”. Any incremental increases in urban runoff generated from future housing development will be required to be retained or otherwise stored on site; therefore, no increase in stormwater flows will occur that will require the need to expand or construct any storm drain or flood control facility. No impacts will occur.

F) **Less than Significant Impact.** According to the General Plan EIR, solid waste collection services to the City are contracted to a third party solid waste collection service. Solid waste that is not diverted due to recycling is disposed of at the American Avenue Disposal Site ³² According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity at the American Avenue landfill is adequate for projected County growth to the year 2025 ; therefore, there is sufficient landfill capacity to serve the County and any future housing development over the life of the Housing Element. Impacts will be less than significant.

G) **No Impact.** All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the proposed Housing Element update will result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity. No impact will occur.

³² California Department of Resources Recycling and Recovery. Disposal Reporting System: Jurisdiction Profile: Fresno – Parlier. <http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2014%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d366> [December 9, 2015]

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact with Mitigation Incorporated.** The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to sensitive biological resources. The proposed project will have a less-than-significant impact on historical, archaeological, and paleontological resources with implementation of Mitigation Measures C-1 through C-4. Impacts to scenic vistas and visual character and resources will be less than significant. Considering the project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City land use policy regarding locations or intensities of development, it will not result in any effects that would degrade the quality of the environment. The City finds that impacts related to degradation of the environment will be less than significant with mitigation incorporated.

B) **Less than Significant Impact.** Cumulative effects resulting from full implementation of City land use policies were evaluated in the General Plan EIR. The proposed Housing Element update will not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan EIR. The proposed project does not include any changes to land use designations and thus is consistent with the project analyzed in the General Plan EIR. The City hereby finds that the proposed Housing Elements individual contribution to potentially significant cumulative impacts is not considerable.

C) **Less than Significant Impact.** As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the proposed Housing Element has been determined to have little or no adverse impacts on people or the environment as evaluated in the 17 preceding environmental topics. The City hereby finds that direct and indirect impacts on human beings will be less than significant.

5 LIST OF PREPARERS

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