

4.0 DISCUSSION OF POTENTIAL ENVIRONMENTAL IMPACTS

This section of the Initial Environmental Study analyzes potential impacts of the proposed project. For each topic a determination of the magnitude of the impact is made (via checklist) and then the impact is analyzed and discussed. Where appropriate, mitigation measures are identified that will reduce or eliminate an impact.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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I. AESTHETICS -- Would the project:

1. Have a substantial adverse effect on a scenic vista?

Discussion: The proposed project could have an adverse impact on the aesthetics of the area; however, Kerman’s 2007 General has designated this area of Kerman for urban development. The appearance of the proposed apartment complex will be "softened" by installation of landscaping.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion: The proposed project (apartment complex) will not have an impact on any scenic resources of the area. The area is residential in nature and the proposed development will be consistent with the current land uses that surround the subject property. Furthermore, there are no trees, rock formations or historic buildings on the site, nor is the site bordered by a state scenic highway.

3. Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion: Development of the site with an apartment complex will be in character with existing residential development, both single-family and multiple-family, to south and east. The project will be consistent with the existing residential neighborhood.

4. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

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Discussion: Development of the site will generate a new source of light for the area; however, the level of illumination will not be any greater than the lighting provided by existing residential development in the area.

II. AGRICULTURE 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 (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

- 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?

Discussion: The site is currently vacant. The USDA Prime Farmland Map for Fresno County identifies the site as “Urban and Built-Up Land” and therefore the proposed apartment complex will not convert farmland to a non-agricultural use.

- Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion: The subject site is not under a Williamson Act contract nor are adjacent properties under contract. The project will not conflict with adjacent lands that are zoned for agriculture.

- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?

Discussion: The site is not zoned for forestry and is not forested.

- Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion: The site is not forested and the project will not impact forestland.

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5. Involve other changes in the existing environment that due to their location or nature could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No impact will occur. From the perspective of preserving farmland, development of the subject vacant site is preferred – in that it will not result in the development of existing agricultural land.

III. 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:

1. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The project lies within the San Joaquin Valley Air Basin, which is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), ozone (O₃), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), particulate matter (PM₁₀ and PM_{2.5}), and lead (Pb). The CAAQS also set standards for sulfates, lead, hydrogen sulfide, vinyl chloride and visibility.

Areas are classified under the Federal Clean Air Act as either “attainment” or “non-attainment” for each criteria pollutant based on whether the NAAQS have been achieved or not. The California Air Resources Board (CARB) determines attainment relative to the State standards. The San Joaquin Valley (SJV) is designated as a State and Federal non-attainment area for O₃, and PM_{2.5} and a Federal non-attainment area for PM₁₀. It is a State and Federal attainment area for CO, SO₂, NO₂, and Pb (SJVAPCD, 2013¹).

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Impacts on air quality are expected during construction and operational phases of the project, primarily resulting from including engine emissions and dust-raising activities, among others.

The project would not conflict with or obstruct the implementation of air quality management standards. Standards set by the SJVAPCD, CARB, and Federal agencies relating to the project would continue to apply. The proposed residential project is considered to be infill. This urban development pattern minimizes air emissions generated by residential residents because they drive fewer miles to access services and employment sites.

2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:

The San Joaquin Valley is designated as a Federal and State non-attainment area for Ozone and PM_{2.5}, and a Federal non-attainment area for PM₁₀. The SJVAPCD is the regional agency that regulates air permitting and maintains an extensive air quality-monitoring network to measure criteria pollution concentrations throughout the San Joaquin Valley air basin.

The project includes the construction of a single-family subdivision. Dust from the construction phase of the project will be mitigated to a less than significant level with the implementation of the District's dust control measures detailed below.

**Table 1
San Joaquin Valley Air Pollution Control District
Regulation VIII Control Measures for Construction Emissions of PM₁₀**

Regulation VIII Control Measures. The following are required to be implemented at all construction sites:
- All disturbed areas, including storage piles, which are not actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizers/suppressants, covered with a tarp or other similar cover, or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions during construction using water or chemical stabilizer suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading cut and fill, and demolition activities during construction shall be effectively controlled of fugitive dust emissions utilizing application of water or pre-soaking.
- When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from top of container shall be maintained.
- All operations shall limit, or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where

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preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.
- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site at the end of each workday.
- Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.

3. 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)?

Discussion: The Valley is a non-attainment region for PM₁₀ and ozone. The traffic generated by the project will not be substantial enough to have a significant cumulative impact on the Valley's ozone level. At approximately 10 trips per residential dwelling, 200 vehicle trips per day will be generated by the proposed subdivision.

4. Expose sensitive receptors to substantial pollutant concentrations?

Discussion: The subject property is adjacent to residential uses to the south, east, and west. To the north, the subject property is adjacent to West Whitesbridge Road. Generally, sensitive receptors include schools, hospitals, parks and residential neighborhoods, or any land use where persons might congregate that are of poor health or are young and might be susceptible to substantial pollutant concentrations. Residents of the proposed apartment complex will be subjected to air emissions generated by West Whitesbridge Road. Traffic on West Whitesbridge Road is heavier during peak periods in the morning and afternoon. The emissions generated by West Whitesbridge Road are dissipated into the air environment and do not remain concentrated throughout the day or adjacent to the project site.

5. Create objectionable odors affecting a substantial number of people?

Discussion: The project is not expected to create odors that will affect sensitive receptors.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES -- Would the project:

1. 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?

Discussion: The subject site is vacant and is regularly plowed to remove weed growth and prevent fire danger. There is no vegetation on the site that forms habitat for rare, threatened or endangered animal or plant species. Accordingly, no impact is expected.

A known rare and endangered species that may to occur outside the Kerman SOI is the San Joaquin Kit Fox (SJKF), a federally endangered species. None have been sighted in the area. If the SJKF were to be in the area, it is unlikely they would be south of West Whitesbridge Road where there is contiguous urbanization.

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Discussion: There are no areas of riparian habitat or other sensitive natural communities on or adjacent to the site.

3. 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?

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Discussion: There are no known wetlands on the subject site and this is confirmed by a review of the National Wetlands Map.

4. 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?
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Discussion: The project does not serve as a wildlife corridor. The property is plowed periodically to reduce weed growth, thereby eliminating any habitat that would attract or hide migrating animals.

5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
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Discussion: The City of Kerman has no such policy or ordinance. The project does not contain or abut any known biological resources.

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?
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Discussion: There are no adopted habitat conservation plans that apply to the project site.

V. CULTURAL RESOURCES -- Would the project:

- 1) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?
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Discussion: The project area has been severely disturbed over at least the past fifty years with annual plowing to remove weed growth. There are no known historical resources located on the project site.

- 2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?
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Discussion: The project area has been severely disturbed over at least the past fifty years with annual plowing to remove weed growth. There are no known archeological resources located on the project site.

- 3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
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Discussion: Although there are no known paleontological resources located on the project site, any development does have the potential to directly or indirectly destroy a paleontological resource. If any paleontological materials are uncovered during project activities, work in the area shall halt until professional cultural resources evaluation and/or data recovery excavation can be planned and implemented.

- 4) Disturb any human remains, including those interred outside of formal cemeteries?
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Discussion: While unlikely due to past grading and agricultural activities, should any human remains be discovered during grading and construction, the Fresno County Coroner must be notified immediately. (The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission [NAHC] if the remains are Native American. The most likely descendants then have 24 hours to recommend proper treatment or disposition of the remains, following the NAHC guidelines).

VI. GEOLOGY AND SOILS -- Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo

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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.

Discussion: The proposed project is not located within close proximity to a known earthquake fault. According to the Five County Seismic Safety Element (FCSSE), the project site is located within the V1 zone.

The FCSSE states that the V1 zone: Includes most of the eastern San Joaquin Valley, and is characterized by a relatively thin section of sedimentary rock overlying a granitic basement. Amplification of shaking that would affect low to medium-rise buildings is relatively high, but the distance to either of the faults that are the expected sources of the shaking is sufficiently great that the effects should be minimal. The requirements of Zone II of the Uniform Building Code should be adequate for normal facilities. This data indicates that Kerman is located in a lower risk area in terms of earthquake activity. Building standards contained in the Uniform Building Code for Zone II should be adequate for protection from earthquake events in Kerman.

2. Strong seismic ground shaking?

Discussion: The proposed project is not located within close proximity to a known earthquake fault. According to the Five County Seismic Safety Element (FCSSE), the project site is located within the V1 zone.

The FCSSE states that the V1 zone: Includes most of the eastern San Joaquin Valley, and is characterized by a relatively thin section of sedimentary rock overlying a granitic basement. Amplification of shaking that would affect low to medium-rise buildings is relatively high, but the distance to either of the faults that are the expected sources of the shaking is sufficiently great that the effects should be minimal. The requirements of Zone II of the Uniform Building Code should be adequate for normal facilities. This data indicates that Kerman is located in a lower risk area in terms of earthquake activity. Building standards contained in the Uniform Building Code for Zone II should be adequate for protection from earthquake events in Kerman.

3. Seismic-related ground failure, including liquefaction?

Discussion: The project site is not subject to liquefaction and the risk of seismic-related ground failure is remote. The underlying soil HSM (Hesperia Sandy Loam, Moderately Deep), TzbA

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(Tujunga Loamy Sand, 0-3% slope), and Ha (Hanford Coarse Loamy Sand), are not subject to liquefaction and the location of the project is not within a seismically active area.

4. Landslides?

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Discussion: The project area is level and there is no danger of landslide.

5. Result in substantial soil erosion or the loss of topsoil?

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Discussion: The subject property is level and the underlying soil is not considered to be an erosive soil. The developer will be required to submit a grading and drainage plan that ensures that on-site soils are stabilized and that storm water runoff properly flows.

6. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Soils in the project area are considered to be stable; the site is also in a seismically stable zone. The project will not be susceptible to unstable soil conditions that would cause building failure.

7. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site soils HSM (Hesperia Sandy Loam, Moderately Deep), TzbA (Tujunga Loamy Sand, 0-3% slope), and Ha (Hanford Coarse Loamy Sand), are not considered expansive soils, and so no impact will occur. There are few limitations for urban development except for corrosively to steel. This problem can be corrected by the use of special coatings or substitution of materials other than steel.

8. Have soils incapable of adequately supporting the use of septic tanks or

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alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The developer will connect the proposed residential units to Kerman’s wastewater collection system. The wastewater treatment plant is operating at approximately fifty-one percent (51%) of its capacity.

VII. GREENHOUSE GAS EMISSIONS:

Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion: While climate change has been a concern since at least 1988, the efforts devoted to greenhouse gas (GHG) emissions reduction and climate change research and policy have increased dramatically in recent years. Greenhouse gas emissions (GHG) are emissions of various types of gases that are believed to be causing an increase in global temperatures, which is affecting the world’s climate patterns. Scientists recognize GHG resulting from human activities, particularly the use of machinery that burns fossil fuels for power. Key greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydro fluorocarbons.

In 2002, with the passage of Assembly Bill 1493 (AB 1493), California launched an innovative and proactive approach to dealing with GHG Emissions and climate change at the state level. AB 1493 requires the Air Resources Board (ARB) to develop and implement regulations to reduce automobile and light truck GHG emissions; these regulations applied to automobiles and light trucks beginning with the 2009 model year.

Greenhouse gas emissions will occur during both the construction phase of the project and when persons occupying each residential unit are generating emissions using motor vehicles. The construction phase will entail the grading of the site as well as the installation of sewer and water stubs.

Emissions from the construction phase of the project are not expected to have a significant impact on the environment. During the construction phase, CO2, CH4, and N2O will be emitted, which are emissions that result from the combustion of fuel utilized by construction equipment and motor vehicles. The emissions that would be generated during the construction phase of the

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project are deemed less than significant because it would only involve a small construction crew operating graders, excavation equipment, cement mixers and personal vehicles. The greenhouse gas emissions generated by the construction phase of the project are insignificant when compared to the number of vehicles and stationary sources operating within the Kerman city limits, let alone the State of California's greenhouse gas emissions, which is estimated to be 483 million metric tons per year. No mitigation measures are required for this phase of the project. In addition, Regulation VIII measures, as seen in Table 2, will be implemented, further decreasing potential emissions.

Because this project is considered an "infill" residential project, the greenhouse gases that will be generated by residents will be less than most residential developments that occur on the fringe of a community. Persons living in this "infill" development will be able to walk to school or local services rather than use a motor vehicle. This activity will minimize greenhouse gas emissions.

2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion: The proposed project, which will accommodate approximately 189 residents (at 3.1 persons per unit) , which will generate approximately 538 vehicle trips per day (2.85 trips per unit). This amount of trips is insignificant when compared to the total population of Kerman, which includes approximately 14,225 residents. Because this project is considered to be residential "infill" persons living in the development can potentially walk to nearby schools, services and employment centers whereas persons living on the fringe of the community may not have that opportunity.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Discussion: No impact is expected because the project will not involve the transport, use or disposal of hazardous materials.

	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
2. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No impact is expected because the project will not involve the handling or emissions of hazardous materials.

3. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Kerman Middle School is less than 1/2 mile southeast of the project site, however, no impact is expected because the project will not involve the handling or transport of hazardous materials.

4. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

5. 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"/>
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Discussion: The project site is not located within two miles of any airport and is not located within an airport land use plan.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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6. 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?

Discussion: The project site is not located within the vicinity of any known private airstrips.

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

Discussion: The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The site has access to Siskiyou Avenue and connectivity to Whitesbridge Road.

8. 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?

Discussion: There are no wildlands on or adjacent to the subject territory that might be the source of a fire.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

1. Violate any water quality standards or waste discharge requirements?

Discussion: No impact is expected. The proposed project will be required to connect to Kerman's domestic water system, which meets the State's Clean Water Standards. Further, there will be no waste discharge other than storm water runoff, which will be diverted to a nearby detention basin. In addition, all residential units will be connected to Kerman's wastewater collection system.

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<p>2. 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)?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Within the aquifer underlying Kerman, certain strata contain a number of contaminants. The primary contaminant that has been identified is Uranium. The presence of Uranium renders specific strata of the aquifer unusable for domestic purposes. In order attain and maintain adequate water supply, the City of Kerman has drilled four deep wells, constructed a 750,000 gallon storage tank, and constructed a booster station.

The proposed project is anticipated to use approximately 8,500 gallons of water per day. The City’s water system has ample capacity to serve this project. Because of the drought that has affected the San Joaquin Valley, many cities are implementing more stringent outdoor watering regulations. Kerman has implemented watering schedules and has conducted rebate programs for water efficient toilets and clothes washers. Kerman continues to look for effective water saving measures that can be introduced to residents.

<p>3. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The site will be graded to facilitate proper surface drainage on the site. Drainage will be directed to existing Lion’s Park basin, located southeast of the site. No streams or rivers are present on the subject site, so there would be no impacts to these types of features.

The applicant will be required to submit a grading and drainage plan prior to the development of the site, which will ensure that storm water runoff will be properly channeled to the detention basin.

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4. 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 that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: See IX. 3. above. There are no streams or rivers on or near the site. The proposed project is within located within Flood Zone X, as determined by the Flood Insurance Rate map for the Kerman area. Zone X is the area determined to be outside the 500-year flood area.

5. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Storm water runoff from the proposed project will be channeled to a Lion’s Park basin located southeast of the site. This existing basin has ample capacity to handle the runoff generated by the subdivision.

6. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Runoff from the proposed subdivision will not be allowed to enter any surface water systems directly, thereby potentially degrading water quality. Any contaminantes contained in storm water runoff will typically be trapped by the soils underlying the existing Lion’s Park basin situated southeast of the subdivision.

7. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project is within located within Flood Zone X, as determined by the Flood Insurance Rate map for the Kerman area. Zone X is the area determined to be outside the 500-year flood area.

8. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

Discussion: See IX. 7, above. The proposed project is within located within Flood Zone X, as determined by the Flood Insurance Rate map for the Kerman area. Zone X is the area determined to be outside the 500-year flood area.

9. 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?

Discussion: The threat of flooding from dam or levee failure at the project site is remote.

10. Inundation by seiche, tsunami, or mudflow?

Discussion: The project is located about 100 miles inland from the Pacific Ocean, the closest source of a seiche or tsunami. There are no aspects of the project that reasonably present the danger of a mudflow.

X. LAND USE AND PLANNING - Would the project:

1. Physically divide an established community?

Discussion: The proposed project will not divide the community of Kerman. The subject property is part of an existing residential neighborhood located in the northwest quadrant of the city. The General Plan designates much of the surrounding area for residential development, and this is reinforced by the Zoning Map, which zones much of the area for residential uses.

2. Conflict with any applicable land use plan, policy, or regulation of an agency with

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project will bring the project into consistency with Kerman's General Plan, as well as its Zoning Ordinance. These proposed actions would provide for a better planned Kerman as well as promoting residential infill development.

3. 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"/>
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Discussion: There are no habitat conservation or natural community conservation plans that apply to the project site.

XI. MINERAL RESOURCES -- Would the project:

1. 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"/>
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Discussion: There are no known mineral resources on or near the site. Mineral resources in Fresno County generally encompass sand and gravel resources, which are generally found in or along rivers flowing from the nearby foothills.

2. 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"/>
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Discussion: There are no known mineral resources on or near the site.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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XII. NOISE -- Would the project result in?

1. 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?

Discussion: Residents of the proposed residential development will experience noise from nearby Whitesbridge Road. The Noise Element of the Kerman General Plan states that nNew development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB Ldn in outdoor activity areas or 45 dB Ldn in interior spaces. Due to the distance from Whitesbridge road and construction of a block wall, the proposed project should not be exposed to noise in excess to that permitted by the Noise Element.

2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion: There are no known sources of groundbourne vibrations or groundborne noise.

3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion: The ambient noise levels of the environs around the proposed project will not be substantially increased. Residential development rarely substantially increase ambient noise levels in existing residential neighborhoods except for the periodic use of yard maintenance equipment.

4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Discussion: Ambient noise levels in the vicinity of the project will not substantially increase once the subdivision is constructed

5. 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?
-

Discussion: The project site is not located within an airport land use plan.

6. 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?
-

Discussion: The project site is not located within the vicinity of any private airstrips.

XIII. POPULATION AND HOUSING -- Would the project:

1. 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)?
-

Discussion: The proposed project will generate approximately 189 residents based on 3.1 persons per dwelling unit. Some of the future residents are likely currently living within the City of Kerman. This new population is not considered to be a substantial population growth figure, given that the city's current population is 14,225.

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
-

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Discussion: The proposed project will not result in the removal of any existing housing. The project area is currently vacant.

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion: No residents will be removed as a result of the project.

XIV. PUBLIC SERVICES

1. 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:

Fire protection?

Discussion: The project site is served by the North Central Fire Protection District. The Kerman Fire Station is approximately 1/5 mile from the subject site. The project site is within a 5-minute response time of the fire station. Kerman also has a mutual-aid agreement with the Fresno County should an event require more than one station to respond. With construction of the project, North Central Fire Protection District will determine if new hydrants as required.

Police protection?

Discussion: The subject property will receive police protection services by the Kerman Police Department. The Department is headquartered in facilities located at Kerman City Hall, 850 S. Madera Avenue, near the center of Kerman. The project site is approximately 1.6 miles from the Kerman Police Station. The project is not expected to have a significant impact on the Kerman Police Department.

Schools?

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Discussion: The proposed project will not have a significant impact on Kerman schools. Kerman Unified School District plans for growth in student population. In order to develop adequate school facilities, Kerman Unified School District collects school impact fees from new development.

Parks?

Discussion: The project will not have a significant impact on park or recreational facilities. The project site is less than 1/10 of a mile from City of Kerman - Katey's Park. The proposed project is required to pay park impact fees to provide for development of new park facilities to maintain the current level of service provided in the City of Kerman.

Other public facilities?

Discussion: The project is not expected to have significant impacts on other public facilities.

XV. RECREATION --

1. 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?

Discussion: The proposed project will not have a significant impact on existing neighborhood or regional parks. As noted previously City of Kerman - Katey's Park is located less than 1/10 of a mile from the project site. This park is a neighborhood park intended to serve surrounding residents. The proposed project will house approximately 189 residents. This increase in local population should not have an adverse impact on the park system's maintenance or operation. As previously stated, the developer will pay the city's park impact fee for each dwelling that is built. Funds accrued in this fund are used to purchase land for new park or recreation facilities or improve existing facilities.

2. 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?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project does not involve the construction of recreational facilities. No impact will occur.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all 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"/>
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Discussion: The project when fully developed will generate approximately 585 vehicle trips per day, based on a rate of 2.85 trips per dwelling unit per day. These trips would access Siskiyou Avenue and connect to Whitesbridge Road. Siskiyou Avenue is a, arterial street, which provides for traffic movement around or through a city. Arterial streets generally connect with a collector street or another arterial street. Whitesbridge Road is an expressway, which provides for through traffic movement on continuous routes through a city. It generally connects with arterials, highways, freeways. Also it connects a city with other cities. Arterials are generally four lane roadways, divided and undivided. The existing traffic infrastructure can adequately serve the anticipated 585 vehicle trips per day

2. 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"/>
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Discussion: The proposed project will cause some additional vehicle trips on the existing roadways. The anticipated increase of 585 vehicle trips per day will have little impact on the operation of the existing traffic system.

	Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
3. 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"/>

Discussion: The project will not affect air traffic patterns.

4. 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"/>
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Discussion: The project will not change any street designs other than adding driveways to the south east side of Siskiyou Avenue and to the north side of Gateway Boulevard. The proposed driveway design must meet City standards and will be reviewed by the City Engineer, prior to construction.

5. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Emergency access will not be affected by the project.

6. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project meets city parking requirements. The proposed project is an affordable/income qualified apartment complex. Affordable/income qualified housing typically does not generate the number of vehicles that can be accommodated by the required parking standard. The proposed project will likely have a surplus of parking stalls.

7. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project will not conflict with any policies, plans, or programs supporting alternative transportation. Sidewalks will be installed along the frontage, which will facilitate pedestrian use.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion: The subdivision will connect to the city's wastewater collection system, which transports effluent to the wastewater treatment plant. The plant operates under a license from the regional Water Quality Control Board. The plant is currently operating at about 51 percent of its design capacity, and can accommodate the proposed project.

2. 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?

Discussion: The size of the project, 61 units, will not require Kerman to expand its waste water treatment plant or install new domestic wells nor will it require the extension of any new water or sewer lines.

3. 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?

Discussion: Storm drainage facilities already exist in this section of Kerman. The existing curbs and gutters that exist along the frontage of the subject property divert storm water runoff to a retention basin situated southwest of the subject property.

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Discussion: The proposed project will be connected to the city's domestic water system. There is an existing 8” water service line stubbed to the project site from Gateway Avenue. There is adequate capacity in Kerman’s water system to serve the demand generated by the proposed project.

In addition, the project will be required to pay the city's development impact fee for water. This fee will be deposited in a fund that will be used to upgrade the city's water system, including new wells, water lines or pumps, over time.

5. Result in a determination by the wastewater treatment provider that 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?

Kerman’s wastewater treatment plant has adequate capacity to handle the effluent generated by the 61 proposed apartment units. The plant is operating at 51 percent capacity and can accommodate the effluent generated by the proposed project. Accordingly, the project’s impact on the City’s wastewater system will be insignificant.

However, similar to water, the project will be required to pay a development impact fee for wastewater collection and treatment. This fee will be deposited in a fund that will be used to upgrade the city’s treatment plant and collection system.

6. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Discussion: A less than significant impact is expected, as the project will generate minimum amounts of solid waste.

Kerman contracts with Mid Valley disposal. The company provides refuse and recycling containers so that residents and businesses can recycle their waste. With the proposed new dwelling units participating in this program, the project will have a less than significant impact on the county's landfill.

7. Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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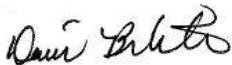
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The development of the proposed project will be required to participate in the City’s solid waste and recycling programs, managed by Mid Valley Disposal. This compliance will ensure compliance with the State's mandatory recycling program.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>2. 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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Prepared By



Name

April 13, 2016

Date