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AGENDA
KERMAN PLANNING COMMISSION
SPECIAL MEETING
Kerman City Hall
Monday, September 16, 2019
6:30 PM

OPENING CEREMONIES
Call to Order
Roll Call
Pledge of Allegiance

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS/CEREMONIAL MATTERS

REQUEST TO ADDRESS COMMISSION

This portion of the meeting is reserved for members of the public to address the Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Commission on items on the Agenda should notify the Mayor when that Agenda item is called, and the Mayor will recognize your discussion at that time. It should be noted that the Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

2. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. SUBJECT: Minutes

RECOMMENDATION: Commission approve minutes of August 12, 2019 as presented.

ATTACHMENTS: Minutes August 12, 2019

B. SUBJECT: Resolution Finding the Determination of General Plan Conformity for the Disposition of Property located on the south west corner of Industrial Way, APN 023-060-98ST
**RECOMMENDATION:** Commission adopt resolution finding the disposition of property located on the south west corner of Industrial Way, APN 023-060-98ST is in conformity with the General Plan.

**ATTACHMENTS:** [Staff Report - Property Disposition]

### 3. PUBLIC HEARINGS

**A. SUBJECT:** Resolution 19-10, Approving Conditional Use Permit No. 2019-01, Reade & Sons Funeral Home

**RECOMMENDATION:** Commission by motion, open public hearing, hear any public testimony, close public hearing and adopt resolution approving conditional use permit No. 2019-01, Reade & Sons Funeral Home located at 15395 W. Kearney Blvd.

**ATTACHMENTS:** memorandum  
**ATTACHMENTS:** [Staff Report May 13, 2019]

**B. SUBJECT:** Eastside Community Park: Phase One  
Recommend Council approval of several entitlements:  
1. Adopt Resolution No. 2019-11, recommending approval of General Plan Amendment No. 2019-01 requesting expansion of the Fresno LAFCo Sphere of Influence  
3. Adopt Resolution No. 2019-13, recommending pre-zoning the Eastside Community Park site as Open Space (O)  

**RECOMMENDATION:** Commission by motion open public hearing, hear any public testimony, close public hearing regarding Eastside Community Park: Phase One and Recommend Council approval of several entitlements:  
1. Adopt Resolution No. 2019-11, recommending approval of General Plan Amendment No. 2019-01 requesting expansion of the Fresno LAFCo Sphere of Influence  
3. Adopt Resolution No. 2019-13, recommending pre-zoning the Eastside Community Park site as Open Space (O)  

**ATTACHMENTS:** [Staff Report]

### 4. PETITIONS/RESOLUTIONS

None Offered
5. **ADMINISTRATIVE REPORTS** - None Offered

6. **COMMUNICATIONS** - As Offered

**ADJOURNMENT**

Agenda packet is available for review 72 hours prior to the meeting at the city clerk’s office and on the city website. Items received at the meeting will be available for review at the city clerk’s office.

In compliance with the American with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at (559) 846-9380. Notification of 48 hours prior to the meeting will enable the City Clerk to make reasonable arrangement to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically handicapped.

**AGENDA POSTING CERTIFICATION**

I, OLIVIA G. PIMENTEL, Planning Secretary for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Planning & Development office at 850 So. Madera Avenue, and at Kerman Community/Teen Center, 15100 Kearney Plaza, and emailed to interested parties on September 13, 2019

/s/ Olivia G. Pimentel
Secretary to the Planning Commission
OPENING CEREMONIES

Call to Order by Kevin Nehring at 6:34 p.m.
Roll Call by Destiny Garcia, Assistant Secretary
Commission Present: Wettlaufer, Nehring, Bandy, Nunez, Espino
Commission Absent: Felker, Bishop (EXC)
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS - C/Wettlaufer made a motion to approve agenda as presented, C/Nunez second.

1. PRESENTATIONS/CEREMONIAL MATTERS - None offered

REQUEST TO ADDRESS COMMISSION - None offered

2. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. SUBJECT: Minutes

RECOMMENDATION: C/Wettlaufer made a motion to approve minutes of July 8, 2019 as presented, second C/Nunez, unanimously approved.

B. Subject: Resolution finding the determination of General Plan Conformity for the Deposition of property Described as a portion of APN 020-120-24ST and located North of Whitesbridge Road at the First Street Amendment.

RECOMMENDATION: C/Wettlaufer made a motion to approve Resolution 19-08 as presented, second C/Nunez, unanimously approved.
3. **PUBLIC HEARINGS**

   **A. Subject:** Approve Public Hearing for Conditional Use Permit 19-04, West Coast Tires & Auto Center 170 S. Madera Ave.

   Staff gave a brief report regarding the request for a Conditional Use Permit for West Coast Tires & Auto Center located at 170 S. Madera Avenue. Ibrahim Alwareeta / Applicant spoke in favor of the item requesting Commission Approval.

   Open public hearing: 6:41 pm

   Ibrahim Alwareeta / Applicant spoke in favor of the item requesting Commission Approval.

   Close public hearing: 6:43 pm

   **RECOMMENDATION:** C/Wettlaufer made a motion to adopt resolution no. 19-08, approving conditional use permit 19-04, West Coast Tires & Automotive 170 S. Madera Ave. second C/Nunez, approved as presented by the following vote:

   Yes: Bandy, Nehring, Nunez, Espino, Wettlaufer
   Noes: None
   Abstain: None
   Absent: Felker, Bishop

4. **PETITIONS/RESOLUTIONS** None offered

5. **ADMINISTRATIVE REPORTS** None offered

6. **COMMUNICATIONS:**

   **A.** Cancellation of September 9, 2019
   **B.** Special Called Meeting September 16, 2019

   **ADJOURNMENT** - Meeting adjourned at 7:49 p.m.

   /s/ Olivia G. Pimentel
   Secretary to the Planning Commission
To: Chairman and Commission Members  
From: Olivia, Assistant Planner  
Subject: Resolution Finding the Determination of General Plan Conformity for the Disposition of Property located on the south west corner of Industrial Way, APN 023-060-98ST

RECOMMENDATION:

Commission adopt resolution finding the disposition of property located on the south west corner of Industrial Way, APN 023-060-98ST is in conformity with the General Plan.

EXECUTIVE SUMMARY

Big Sky Holdings, LLC, currently owns the real property identified as APNs 023-060-73S and 023-060-51S and wishes to enter into a purchase agreement with the City of Kerman for the real property located on the south west corner of Industrial Way, APN 023-060-98ST as shown on Exhibit ‘A’.

The first step in this process is a General Plan Conformity Determination by the Planning Commission. California Government Code Section 65402 requires the disposition of real property be submitted to and reported upon by the Planning Agency (Planning Commission), as to the conformity with the adopted General Plan. The City is requesting a determination of General Plan conformity for the proposed disposition of the subject portion of APN 023-060-98ST. The Planning Commission’s review for General Plan conformance will be forwarded to the City Council for its consideration of the property disposition.

This is not a project under the California Environmental Quality Act Guidelines Section 15378 as it involves a mere real property transfer and will not have an adverse physical impact on the community. By this action the Planning Commission is solely making a determination of conformity with the General Plan. Planning Commission is not making a determination on whether to dispose of the subject property.

FISCAL IMPACT:

None.

Attachments

A. Resolution w/Exhibit
RESOLUTION OF THE CITY OF KERMAN PLANNING COMMISSION FINDING THE DISPOSITION OF PROPERTY LOCATED ON THE SOUTH WEST CORNER OF INDUSTRIAL WAY, APN 023-060-98ST IS IN CONFORMITY WITH THE GENERAL PLAN

WHEREAS, the City of Kerman is requesting a General Plan conformity review for a proposed sale of City property located on the south west corner of Industrial Way APN 023-060-98ST; and

WHEREAS, Section 65402 of the California Government Code requires that the Planning Agency of the City review and report on proposed disposition of property for conformity with the General Plan; and

WHEREAS, the Planning Commission considered all of the information presented by Staff and public testimony presented.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Kerman resolves as follows:

Section 1. The foregoing recitals are incorporated herein by reference.

Section 2. The proposed activity is not subject to CEQA because it is not a "project," pursuant to Section 15378 of the State CEQA Guidelines (Title 14 of the California Code of Regulations). This is not a project under the California Environmental Quality Act Guidelines Section 15378 as it involves a mere real property transfer and will not have an adverse physical impact on the community.

Section 3. The Planning Commission hereby determines that the proposed sale of property located on the south west corner of Industrial Way APN 023-060-98ST by the City is consistent with the City's General Plan. The property to be sold is depicted in Exhibit 'A'.

The foregoing resolution of the City of Kerman was passed and adopted by the Planning Commission on the 16th day of September, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_______________________
Kevin Nehring
ATTEST:       Chairman

________________________
Olivia Pimentel
Assistant Planner
Exhibit ‘A’

DEPICTION OF CITY’S PROPERTY & BUYER’S EXISTING PROPERTY

- **City Property**
  - Outlined in **Orange**
  - APN 023-060-98-ST to be sold in fee

- **Buyer’s Existing Property**
  - APNs 023-060-73S & 023-060-51S
  - Outlined in **Green** and **Yellow**

- **City Property**
  - Outlined in **Orange**
  - APN 023-060-98-14T for rail spur
Cover Memorandum

Conditional Use Permit 19-01, Reade & Sons Funeral Home
Resend Original Approval Resolution 19-05
Republish and Approval of Resolution 19-10

This item is being returned to the Planning Commission for a new public hearing due to an error in the public hearing mailing for the original action on May 13, 2019, Approving Resolution 19-05. An incorrect address number was used in the first mailing. This was brought to staff’s attention through a citizen concern about notification and a desire to have commented on the project. It turned out that the citizen’s address is not located within the 300-foot radius for notification, but during the review of the mailing, it was revealed that an address number was incorrect resulting in a potentially missed notification. As such, it is the determination of the City Attorney and City Staff that the item needs to be re-heard through the public hearing process. A new public hearing was published on August 6, 2019 and property owners within 300 feet were re-noticed.

It should be noted that staff has not received any new information on the proposed funeral home project. Staff has placed this memo on top of the original staff report with only changes to the resolution related to the date of the action. The applicant, Mr. Reade, was contacted and apprised of the situation and need for the new hearing.

Procedure:
This is a standard public hearing with a staff presentation, public comment, and Commission action.

Note that the Planning Commission may approve, deny, or modify this action similar to any public hearing for a conditional use permit. Should the Commission choose to approve the action, they may use the previous conditions or add, delete, or modify conditions as warranted.

Recommendation:
Staff recommends that the Planning Commission approve Conditional Use Permit No. 2019-01 based upon the findings and conditions contained in Resolution No. 2019-10

Project:
The original staff report for Conditional Use Permit No. 2019-01 is attached for review. No changes to the project have been proposed by the applicant or staff. Staff has not revised the conditions of approval from the previous Planning Commission approval of Resolution No. 19-05, for this project.
To: Chairman and Commission Members  
From: Olivia Pimentel, Assistant Planner  
Subject: Conditional Use Permit No. 19-01, 15395 W. Kearney Blvd.

RECOMMENDATION:

It is recommended that the Planning Commission by motion open the public hearing, hear any public testimony, close the public hearing and adopt Resolution No. 19-05 approving Conditional Use Permit 19-01, subject to conditions of approval.

EXECUTIVE SUMMARY

The applicant, Reade & Sons Funeral Home, submitted an application for a conditional use permit to occupy a vacant church site and for use as a funeral home. The subject property is located on the southwest corner of Kearney Blvd. and First St., as shown on the location map in Attachment ‘A’

APPLICANT/DEVELOPER

Reade & Sons Funeral Home
For: Reade & Sons Funeral Home
3161 W. Kearney Blvd
Fresno, CA 93706
(559) 237-3233(ph)

APPLICANT’S REPRESENTATIVE

Ryan Reade
1103 E. Street
Fresno, CA 93706
(559) 273-3233

PLANNING COMMISSION ACTION

The Planning Commission may approve, conditional approve or deny the conditional use permit. The decision of the Planning Commission shall be final unless appealed to the City Council within ten days of decision.

OUTSTANDING ISSUES

It should be noted that this is the same funeral home that was granted a conditional use permit (no. 17-03) on December 11, 2017; however, the applicants have since decided to put that project on hold because of the expense. The conditional use permit has expired. The new proposed site on Kearney Blvd and First Street has all required parking, etc. on site. The applicant is only proposing to make some minor repairs and painting.
SITE INFORMATION:

Site Location: Southwest corner of Kearney Blvd and First St.
Assessor’s Parcel Nos.: 023-380-01s
Total Size: 3,600 Church sq. ft
Existing Uses: Existing Church Building (Church of Christ)
General Plan: The lot is designated as Quasi Public on the Land Use Map.
Zoning: The parcel is zoned Single Family Residential (R-1).

Surrounding Uses & Zoning:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Land Uses</th>
<th>General Plan Designations</th>
<th>Zone Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Church and Single Family Residential</td>
<td>Quasi Public/ Residential</td>
<td>R-1</td>
</tr>
<tr>
<td>South</td>
<td>Multiple Family/Medium Density Residential</td>
<td>High Density</td>
<td>R-3</td>
</tr>
<tr>
<td>East</td>
<td>Single Residential</td>
<td>Medium Density</td>
<td>R-1</td>
</tr>
<tr>
<td>West</td>
<td>Schools/Church</td>
<td>Medium Density</td>
<td>R-1</td>
</tr>
</tbody>
</table>

ANALYSIS:

The request is for a Conditional Use Permit to occupy a vacant church site for a funeral home. The applicant is not proposing any modifications to the church site, only interior painting and minor repairs.

Parking: The seating capacity for the site is 144 seats. The Parking requirements for funeral homes (Type A3) is a ratio of 1 parking stall per 4 fixed seating. The chapel is approximately 1,500 sq.ft., The ratio would be 144 divided by 4 = 36 parking stalls. The existing parking lot has 30 on-site parking stalls and 3 handicap parking stalls (only 1 is required) for a total of 33 onsite parking stalls. There is parking along first street and Kearney Blvd for an additional 10 parking stalls that meet the City of Kerman Parking Standards.

PUBLIC HEARING:

A public hearing notice was mailed to property owners and residents within 300 feet of the site. The City also published notice of this public hearing in the Kerman News on May 1, 2019. As of the date this report, staff has not received any verbal inquiry regarding the proposed project.

SUMMARY/CONCLUSION:

The proposed Conditional Use Permit 19-01, is consistent with the Kerman General Plan and Zoning Ordinance. On that basis, staff recommends that the Planning Commission adopt Resolution approving Conditional Use Permit 19-01, Reade and Sons Funeral Home, subject to the conditions of approval.

Attachments

A. Resolution with/Exhibits
RESOLUTION NO. 19-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN APPROVING A CONDITIONAL USE PERMIT (CUP NO. 19-01) READE & SONS FUNERAL HOME, INC. LOCATED AT 15395 W. KEARNEY BLVD

WHEREAS, the Planning Commission of the City of Kerman has considered Conditional Use Permit No. 19-01 to allow a Funeral Home to occupy a vacant 3,600 square-foot building located AT 15395 W. Kearney Blvd; and

WHEREAS, a Notice of Public Hearing was distributed to all property owners of record within 300 feet of the project site and published in the Kerman News on Wednesday May 1, 2019, in accordance with City policies and Government Code Section 65090; and

WHEREAS, a Notice of Exemption has been prepared for this project, as projects of this type are categorically exempt from the requirements of CEQA pursuant to §15301(a) (Existing Facilities); therefore, no additional environmental documentation is necessary; and

WHEREAS, the Planning Commission of the City of Kerman has held a public hearing, reviewed said conditional use permit request, and has studied the compatibility of this request with adjacent land uses, and has considered this request in accordance with the conditional use permit criteria established in Section 17.12 of the Kerman Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Kerman hereby finds:

1. That the proposed use is substantially consistent with the Kerman General Plan and Zoning Ordinance.

2. That the location, size, design, and operating characteristics of the proposed uses are compatible with the existing and known future uses and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

3. That the proposed use will not impair the integrity or character of the residential zoning district.

4. That the subject site is physically suitable for the type and intensity of use being proposed.

5. The proposed use is exempt from the California Environmental Quality Act (CEQA).
6. That there would be no harmful effect upon the desirable neighborhood character with approval of this permit due to the location within an existing building with no exterior additions proposed, minimal noise generation, and the site is designed to handle the proposed parking and additional traffic generated.

THE PLANNING COMMISSION FURTHER determines that Conditional Use Permit No. 19-01 is hereby approved, subject to the conditions of approval listed in Exhibit “A”, attached hereto and made a part of this resolution, and all City standards applicable to this project.

The above action is final unless an appeal is filed pursuant to Chapter 17.22 of the Kerman Municipal Code within ten (10) calendar days following Planning Commission action. Resolution approved on this 13th day of May, 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

__________________________
Kevin Nehring
Chairman

ATTEST:

__________________________
Olivia Pimentel
Planning Commission Secretary
1. The approval of Conditional Use Permit No. 19-01 is valid for a period of one (1) year from the approval date (until May 13, 2020). If the use approved by this action is not established within such period of time, the permit shall expire unless upon written request by the applicant prior to the expiration date, an extension is granted by the Planning Commission.

2. The use is for the occupation of a 3,600 square foot existing building for a funeral home by Reade & Sons Funeral Home, Inc. The main assembly/seating area or sanctuary shall be limited to the chapel area (42’ x 36’) 1,512 square feet and hold a maximum of 144 occupancy load. If the applicant desires to increase the number of people permitted under this permit, the applicant shall file an amendment and the Planning Director will refer the matter to the Planning Commission for consideration.

3. The proposed use shall conform substantially to the site plan received March 15, 2019, ‘Exhibit ‘A’ and floor plan, ‘Exhibit ‘B’ on file with the Planning and Development Services Department, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director if found to be in substantial conformance with the approved exhibits.

4. In the event that the applicant proposes to modify the hours of operation for services or other aspects of the business or modify the exterior of the building or site, the modification shall be subject to the review of the Planning Director. The Planning Director may approve the modification or refer the matter back to the Planning Commission if judged to be substantial.

5. This approval is expressly granted to Reade & Sons Funeral Home, Inc. and is not transferable unless and until the new owner/operator submits a letter to the City’s Director of Planning Development Services wherein said owner/operator states he has read, understand, and agrees to the conditions of approval of Conditional Use Permit No. 19-01.

6. Pursuant to Government Code Section 66474.9, the applicants (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Kerman and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attach, set aside, void, or annul the City’s approval concerning this application, which action is brought within the time period provided for in Section 55499.37. The City will promptly notify the applicants of any such claim action or proceeding and cooperate fully in the defense.

7. The applicant shall comply with the Kerman Municipal Code and all other applicable City of Kerman ordinances and state and federal codes.

8. The existing landscape and irrigation plan shall be maintained.

9. The applicant shall maintain the area surrounding the use including but not limited to the sidewalk area and parking area in a clean and orderly manner at all times.

10. Except for the approved meeting times for services, all other activities on the site shall be limited to administrative functions during normal business hours, unless subsequent approval by the Planning Director is given for a modification.
11. Prior to occupancy, the applicant shall meet all applicable provisions of the Uniform Building Code, Fire Code, and all other applicable City codes, ordinance, and development standards in effect at the time of this approval shall be complied with.

12. If operation of this use results in conflicts pertaining to parking, noise, traffic, or other impacts, at the discretion of the Director, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.

13. Failure to comply with any and all conditions attached to the granting of this conditional use permit shall constitute grounds for revocation.

14. Police Department has required adequate video camera system be set up to provide safety surveillance for the site. The camera quality should be 1080P or higher.

15. Police Department has required additional lighting be installed in the parking lot area to provide proper illumination.

16. The hours of operation as requested are 8:30 am – 5:00 pm, plus evening viewings as needed. Also occasional weekend viewing and services. Any modifications or changes to the hours of operation require prior approval of the Planning Director.

APPLICANT’S ACKNOWLEDGMENT

I have read, understand, and accept the conditions of approval set forth herein above in this resolution of approval for Conditional Use Permit No. 19-01.

__________________________________________
Date

__________________________________________
Ryan Reade
Applicant
Exhibit ‘A
Site Plan
Exhibit 'B'

Floor Plan

EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

Proposed Reade Funeral Home - 15395 W. Kearney Blvd.
To: Chairman and Commission Members  
From: Andrew Chamberlain, City Planner  
Subject: Eastside Community Park site:

General Plan Amendment No. 2019-01: a request by the City of Kerman to expand the Sphere of Influence for the Eastside Community Park;

Initiation of Reorganization/Annexation No. 2019-01 for the Eastside Community Park;

Pre-zone No. 2019-01 for the Eastside Community Park site as Open Space (O);

Negative Declaration No. 2019-01 Certification of the Eastside Community Park Environmental Document

Location: North side of California Avenue approximately 186 feet east of Goldenrod Avenue, APN 025-200-18s

Recommendation:

Staff recommends that the Planning Commission consider all the facts and take the following actions:

1. Adopt Resolution recommending approval of General Plan Amendment No. 2019-01 requesting expansion of the Fresno LAFCo Sphere of Influence
2. Adopt Resolution recommending Initiation of Reorganization/Annexation No. 2019-01 for the Eastside Community Park
3. Adopt Resolution recommending pre-zoning No. 19-01 the Eastside Community Park site as Open Space (O)
4. Adopt Resolution recommending Certification of Negative Declaration No. 2019-01 for General Plan Amendment No. 2019-01, Reorganization/Annexation No. 2019-01, and Pre-zone No. 2019-01 the 15.6-acre Phase One – Eastside Community Park project park site to Open Space - “O” zone,

Applicant/Owner

City of Kerman
850 S. Madera Avenue
Kerman, CA 93630
Executive Summary

The recommended actions would begin the process of annexing the Phase One 15.6-acre Eastside Community Park site. The actions are to recommend to the City Council that they approve the expansion of the Fresno LAFCo Sphere of Influence, initiate the reorganization/annexation of the 15.6-acre park site and any associated railroad property, pre-zone the site to Open Space, and certify the Negative Declaration. The completion of these processes will result in the expansion of the city limits to include the 15.6-acre park site, allowing development of the park site.

Project Description:

The proposed actions are to allow the annexation and development of Phase One of the Eastside Community Park. The park site is 15.6 acres located at the northeast corner of California and Goldenrod Avenues. The proposed park site is in the County and outside of the current Fresno Local Agency Formation Commission (LAFCo) Sphere of Influence boundary. The proposed actions would expand the City of Kerman Sphere of Influence and annex the site into the City for development of the proposed park.

The park site is on the furthest south-eastern border of town which is currently lacking park space. The 15-acre Eastside Community Park project will be the first large park on the east side of town. This new open space will create much needed recreational opportunities that are essential for strengthening and maintaining a healthy community. Additionally, this new open space area is an ideal medium for encouraging and developing stronger, more responsible stewardship of the land. The park will provide year-round open space with a trail around the park; nature & natural areas; community garden; children play areas; and open space for multi-purpose community social and recreational activities. The importance of this park open space will increase over time, as the City continues to grow, and as further phases of the park are acquired and developed.

This property is currently a plum orchard. In 2008 Mr. Earl Giacolini donated 15.2 acres for the sole purpose of a future Community Park. He continues to farm this property under an agreement with the City, until funding for the site is available and ready for park development. On January 20, 2010 City Council reviewed the proposed park plan and gave the green light to move forward with this project.

Eastside Community Park – Phase One

Phase One will contain community gardens, open park space, picnic areas and shelters, par fitness course, spray park, children's play areas with equipment, restrooms, seating and benches, a detention/irrigation lake, bio-swales, parking lot, multi-use fields (convertible - four baseball or one soccer based upon demand), bus stop and shelter, and associated park infrastructure such as lighting and walkways, and
restroom/maintenance buildings. General park operations are further detailed in Exhibit CC, Park Information and Operations.

Analysis:

The subject site is currently designated “Park” in the Kerman General Plan. The site is currently a tree orchard bounded on the north and west sides by the San Joaquin Valley Railroad tracks and right-of-way, on the east side by a tree orchard, and on the south side by California Avenue.

General Plan Amendment No. 2019-01

The general plan amendment would expand the Fresno LAFCo Sphere of Influence to accommodate the park area. The current city-wide General Plan Update includes the expansion of the Sphere of Influence including the proposed park site. This action is being processed to take advantage of grant funding sources, which require the site to be ready for construction ahead of the anticipated adoption of the city-wide General Plan update.

Reorganization/Annexation No. 2019-01

The proposed annexation consists of the 15.6-acre city owed proposed park site and the potential to include a portion of the Union Pacific Railroad right-of-way, which separates the park site form the city limit line by approximately 186 feet along California Avenue. An approximate 1.6-acre portion of the railroad right-of-way would be needed to make the proposed annexation contiguous to the existing city limits. Without the railroad right-of-way, the annexation would be considered an “Island Annexation”. The City will be engaging the railroad as the project moves forward into the annexation action. The recommendation provides for either scenario, to include or not include a portion of the railroad property.
Pre-zoning Park Site No. 2019-01

The proposed pre-zoning of the park site to Open Space - “O” zone, is needed as part of the annexation process. The proposed park site currently has a designation of “Park” in the Kerman General Plan, for which the corresponding zoning is Open Space. The result of this action is that the park area would be zoned Open Space “O” upon completion of the annexation process.

Certification of the Negative Declaration No 2019–01 - Eastside Community Park

Negative Declaration No. 2019-01 provides the required environmental review for the proposed Eastside Community Park – Phase One project. The document has been sent to the State Clearinghouse and posted for the required 30-day review. Comments to the document are as follows:

Caltrans – provided comments identifying the positive attributes of the proposed park. The only recommendation was to provide a pedestrian and bike path connection at the uncontrolled railroad crossing on Goldenrod Avenue. The city will be working with the railroad to provide these types of improvements as the project progresses.

Fresno County Department of Public Works and Planning – Comments received centered upon the potential number of truck trips on County roadways which may be generated by the construction of the park. This is not a CEQA traffic issue based upon the size of the park wherein no additional work on the negative declaration or mitigation is required. The City will work with the County as the project moves forward to provide a better understanding of the potential truck trips.

Alternate Action:

The Planning Commission may modify the recommendations or findings contained in the provided resolutions or deny the requested recommendations.

Attachments/Exhibits:

A. Location Map
B. Aerial Photo
C. Eastside Community Park Plan - Site Plan
D. Reorganization Map – park site and railroad property
E. Park General Information and Operation
F. Resolution No. 2019-11, recommending approval of General Plan Amendment No. 2019-
G. Resolution No. 2019-12, recommending initiation of Reorganization / Annexation No. 2019-01
H. Resolution No. 2019-13, recommending pre-zoning No. 19-01 of the site for Open Space “O”.

Exhibits
Attachments / Exhibits
Attachment ‘A’

Location

North side of California Avenue approximately 186 feet east of Goldenrod Avenue
Attachment ‘B’

Aerial Photo
Eastside Community Park Plan
Attachment 'D'

Existing Sphere of Influence with proposed expansion

City of Kerman
Attachment ‘E’

General Park Information and Operations

2019 Eastside Park Project Description:

City of Kerman Eastside Community Park offers unique and distinct attractions. Through the direct input from the residents, the amenities for Eastside Park include a trail that circles the entire 15.6-acre park, a regulation sized soccer field, baseball practice fields, an ADA Natural Themed Playground, and a water spray park. Also included is a natural lake area with an Educational Interpretive Trail that is around the perimeter of the lake in close proximity to the Community Garden. This includes the educational program of water use for agriculture, including sustainable and efficient irrigation techniques. A Windmill is located in the area to use wind power to provide for pumping water to irrigate the garden and fill the lake. This increases the sustainability of the park while mitigating the cost associated with pumping the water for irrigation. The windmill serves as a reflection on the culture of the agricultural past when windmills were essential to our local farming community.

This property was and is currently a plum orchard. In 2008 Mr. Earl G. donated 15.2 acres for the sole purpose of a future Community Park. He continues to farm this property under an agreement with the City, until funding for the site is available and ready for park development.

The park site is on the furthest southern eastern border of town which is currently lacking park space. The 15-acre Eastside Community Park project will be the first large park on the east side of town. This new open space will create much needed recreational opportunities that are essential for strengthening and maintaining a healthy community. Additionally, this new open space area is an ideal medium for encouraging and developing stronger, more responsible stewardship of the land. The park will provide year-round open space with a trail around the park; nature & natural areas; community garden; children play areas; and open space for multi-purpose community social and recreational activities. The importance of this park open space will increase over time, as the City continues to grow, and as further phases of the park are acquired and developed.

This new park project will be a much needed addition in an area of town critically lacking in parks in this low income side of the City; which will be a much need addition to our community’s park system and to further our goal of providing parks within walking distance for our residents.

During the winter months, the park will open dawn to dusk. During the summer months, the park will be open dawn to 10pm in the lighted areas of the park. The park will be open 7 days a week/ 365 days a year. There will be no entrance fee for entering the park or for using the recreational features.

The property was donated for the specific purpose of a Park. The Planning Commission typically does not review park projects, this falls under the Recreation Commission. On January 20, 2010 City Council reviewed the proposed park and gave the green light to move forward with this project.
RESOLUTION NO. 2019-11
BEFORE THE PLANNING COMMISSION
CITY OF KERMAN, STATE OF CALIFORNIA

A RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2019-01, CHANGING THE GENERAL PLAN MAP TO EXPAND THE SPHERE OF INFLUENCE TO INCLUDE THE 15.6-ACRE EASTSIDE COMMUNITY PARK SITE AND MAY INCLUDE A PORTION OF THE UNION PACIFIC RAILROAD PROPERTY TO ALLOW FOR THE ANNEXATION OF THE EASTSIDE COMMUNITY PARK PROPERTY (APN 025-200-18s).

WHEREAS, at a regular meeting of the Planning Commission of the City of Kerman (the “Planning Commission”) duly called and held on September 16, 2019, at 6:30 p.m., it was moved by Commission member ____, second by Commission member ____ and carried that the following resolution be adopted:

WHEREAS, the Planning Commission has received an application for a General Plan amendment to expand the Sphere of Influence to accommodate the proposed annexation of the 15.6-acre Eastside Community Park site, located in the southeast quadrant, approximately 185 feet east of Goldenrod Avenue on the north side of California Avenue (APN 025-200-18s), and

WHEREAS, the Planning Commission has received a request to amend the General Plan Map for the Sphere of Influence to expand the Sphere of Influence to accommodate the proposed annexation of the 15.6-acre Eastside Community Park site and a portion of the Union Pacific Railroad property to provide an adequate connection to the existing city limit on the east side of Goldenrod Avenue; and

WHEREAS, the proposed General Plan Amendment is to allow for the development of the 15.6-acre Eastside Community Park; and

WHEREAS, Planning Department staff presented factual information regarding the proposed General Plan Amendment; and

WHEREAS, the Planning Department has prepared an Initial Study (IS) / Negative Declaration (ND), pursuant to the California Environmental Quality Act Guidelines. The IS/ND analyzed environmental impacts that would be potentially affected by the 15.6-acre Eastside Community Park Project and determined that no impacts would occur, or impacts would be less than significant. No comments were received requiring mitigation or additional measures which are not a part of the project or standard construction practices.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, after considering all the evidence presented at the public hearing as follows:
1. The foregoing recitals are incorporated by reference as if fully set forth.

2. The following findings are hereby made:

   a. The proposed General Plan and Zoning Change Amendments are consistent and compatible with other goals, policies and implementation programs set forth in the General Plan.

   b. The proposed General Plan and Zoning Change Amendments will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the community.

   c. An Initial Study (IS) / Negative Declaration (ND) has been prepared pursuant to the California Environmental Quality Act Guidelines.

3. Based on the foregoing, the Planning Commission recommends that the City Council approve the proposed General Plan Amendment to amend the General Plan Map for the Sphere of Influence to expand the Sphere of Influence to accommodate the proposed annexation and development of the 15.6-acre Eastside Community Park site.

The foregoing resolution was adopted at a regular meeting of the Kerman Planning Commission held on this 16th day of September, 2019, by the following vote.

AYES: ______________________________
NOES: ____________________________
ABSENT: __________________________
ABSTAIN: _________________________
APPROVED BY: _____________________

__________________________ _______________
Chairman,   Date

__________________________ _______________
Secretary, Olivia Pimentel   Date
RESOLUTION NO. 19-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN, CALIFORNIA, RECOMMENDING THAT THE CITY OF KERMAN CITY COUNCIL INITIATE PROCEEDINGS FOR REORGANIZATION OF BOUNDARIES FOR PROPERTY KNOWN AS (ANNEXATION NO. 2019-01 TO ANNEX 15.6 ACRES OF LAND INTO THE KERMAN CITY LIMITS AND DETACH FROM KINGS RIVER CONSERVATION DISTRICT AND THE COUNTY OF FRESNO FOR THE EASTSIDE COMMUNITY PARK PROJECT (APN 025-200-18s)

WHEREAS, on September 16, 2019, in accordance with Government Code Section 56654, the Planning Commission adopted Resolution No. 2091-12 to recommend that the City Council adopt a resolution initiating proceedings for reorganization of boundaries for the subject property; that was filed by the City of Kerman Parks and Recreation Department, for property located in the southeast quadrant of Kerman, approximately 185 feet east of Goldenrod Avenue on the north side of California Avenue APN 025-200-18s, and

WHEREAS, the Planning Commission has carefully reviewed Resolution No. 2019-12 recommending approval of an annexation for the subject property; and

WHEREAS, Negative Declaration No. 2019-01 was prepared in accordance with the California Environmental Quality Act; and

WHEREAS, the documents and other material that constitute the record of proceedings are located in the Planning Division, and the custodian of the record is the Planning Manager; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF KERMAN DOES HEREBY RESOLVE AS FOLLOWS:

1. The Planning Commission proposes to recommend this reorganization to the City of Kerman City Council and requests that the Fresno County Local Agency Formation Commission (LAFCO) take proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Government Code Section 56000 and

2. This proposal is a reorganization and consists of the following changes of organization: annexation of the subject territory will effectively be dissolved as per Government Code Section 51243.5.
   a. Annexation to the City of Kerman;
   b. Detachment from the County of Fresno;
   c. Detachment from the Kings River Conservation District

3. A map of the affected territory is set forth in Exhibit A, attached hereto and by reference herein.
4. The Planning Commission recommends that the City Council initiate reorganization of the territory shown in Exhibit A subject to the following terms and conditions.
   a. The territory shall be liable for payment of any existing or authorized taxes, assessments, fees and charges comparable to those imposed on property within the City;
   b. The territory shall be exempt from liability for payment of taxes for any existing bonded indebtedness of the detaching service area and districts; and
   c. The territory shall be included in City of Kerman District(s) as may be required.

5. The reasons for the proposal are to provide municipal services and control to the territory described in Exhibit A, adjust affected special district and service area boundaries, implement the Guidelines of Orderly Development and promote orderly development.

6. The subject property in Exhibit A is concurrently being processed as a general plan amendment to expand the LAFCo Sphere of Influence for the City of Kerman.

The Planning Commission recommends that the City Council consent to LAFCO’s waiver of further conducting authority proceedings.

NOW, THEREFORE BE IT RESOLVED PASSED AND ADOPTED THAT THE FOREGOING resolution was adopted at a regular meeting of the Planning Commission of the City of Kerman on September 16, 2019, by the following roll call vote:

Ayes:  
Noes:  
Absent:  
Abstain:  

Chairman, Kevin Nehring  
Date

Secretary, Olivia Pimentel  
Date
Exhibit A

Map of Territory to be Annexed
15.6-acres APN 025-200-18s
RESOLUTION NO. 19-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN, CALIFORNIA, RECOMMENDING THAT THE CITY OF KERMAN CITY COUNCIL AMEND THE KERMAN MUNICIPAL OFFICIAL ZONE MAP TO PREZONE (NO. 2019-01) PROPERTY FROM THE AGRICULTURE AE-20 TO OPEN SPACE “O” ZONE FOR THE EASTSIDE COMMUNITY PARK PROJECT

WHEREAS, at a regular meeting of the Planning Commission of the City of Kerman (the “Planning Commission”) duly called and held on September 16, 2019, at 6:30 p.m., it was moved by Commission member ______ and second by Commission member ______ and carried that the following resolution be adopted:

WHEREAS, a intention to prezone approximately 15.6-acres was requested by the City of Kerman Parks and Recreation Department. The site is located in the southeast quadrant of Kerman, approximately 185 feet east of Goldenrod Avenue on the north side of California Avenue APN 025-200-18s, and

WHEREAS, the proposed Open Space “O” zoning district that will be applied to the subject site corresponds to the existing General Plan designation of “Park” for the proposed Eastside Community Park, and

WHEREAS, Prezoning Ordinance Amendment 2019-01 proposes to rezone the subject property from Fresno County’s AL-20 (limited agriculture, 20 acre minimum) zone district to the Open Space “O” zoning district for the purpose of constructing a public park.

WHEREAS, a public hearing notice was published fifteen (30) days prior to the Planning Commission's meeting of September 16, 2019, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting, and

WHEREAS, the Planning Department has prepared a staff report and a negative declaration on this prezoning ordinance amendment, and
WHEREAS, the negative declaration (ND) was prepared on the Eastside Community Park Project, which detailed the potential environmental impacts associated with the development of the project area, and

WHEREAS, the Planning Commission held a public hearing on this intention to reclassify the property site and recommend a prezone ordinance amendment, accepted public testimony both for and against, and reviewed information in the staff report and negative declaration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented determined the following findings were relevant in evaluating this application:

1. A negative declaration has been prepared on the project consistent with the CEQA Guidelines.
2. The property is within Kerman's sewer, water and storm drainage service areas.
3. The proposed pre zoning ordinance amendment is consistent with the Kerman General Plan,
4. A corresponding general plan amendment is being processed to expand the Kerman sphere of influence to include the subject site.
5. The negative declaration (ND) prepared for the Eastside Community Park project, described the potential environmental impacts associated with the development of the project area.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council of the City of Kerman approve the proposed Rezone Ordinance Amendment 2019-01, pre zoning the Eastside Community Park site to Open Space “O”. The foregoing resolution was adopted at a regular meeting of the Kerman Planning Commission on September 16, 2019 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_________________________  _______________________
Chairman, Planning Commission  Date

_________________________  _______________________
Secretary, Olivia Pimentel  Date
Exhibit A

Territory to be Prezoned to Open Space “O”
15.6-acres APN 025-200-18s
Portion of Railroad Right-of-way

Exhibit A

Territory to be Prezoned to Open Space “O”
15.6-acres APN 025-200-18s, and
Portion of Railroad Right-of-way
RESOLUTION NO. 19-14


WHEREAS, the Planning and Development Services Department in conjunction with the Kerman Parks and Recreation Department is processing entitlements for the 15.6-acre Eastside Community Park located approximately 185 feet east of Goldenrod Avenue on the north side of California Avenue (025-200-18s); and,

WHEREAS, the Planning and Development Services Department prepared an Initial Study to evaluate the potential environmental impacts of the project and determined that the proposed project would have less than significant impacts; and,

WHEREAS, pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 1508, the Planning and Development Services Department prepared and circulated a Notice of Intent to Adopt a Negative Declaration to the State of California Clearinghouse (SCH No. 2019080200) and Planning Unit and other local agencies and organizations for 30-day public review beginning on August 14, 2019 and ending on September 12, 2019; and,

WHEREAS, at the conclusion of the 30-day public review comment period, the City of Kerman, as the lead agency, has prepared the ND which includes responses to all comments received from state and local agencies as well as other organizations and individuals pursuant to CEQA Guidelines Sections 15088, 15089 and 15132; and,

WHEREAS, on September 16, 2019, the Kerman Planning Commission considered the findings contained in the ND at a duly noticed public hearing and found that the proposed ND, as presented, adequately discusses the potential significant impacts of the proposed Eastside Community Park Project; and,

WHEREAS, the Planning Commission has reviewed the Negative Declaration, including responses to comments made during the public review period, and a motion was made to recommend that the Kerman City Council certify the Negative Declaration Exhibit A; and
NOW, THEREFORE, BE IT RESOLVED, THAT based on its independent review and analysis, the staff analysis, oral and written testimony, the ND, the Planning Commission finds, DETERMINES AND ORDERS after due study, deliberation and public hearing that the following circumstances exist, as follows:

1. The Planning Commission hereby recommends that the City Council review and consider the ND (SCH No. 2019080200), apply the Council’s independent judgment and analysis to the review, and then certify the Negative Declaration, as having been completed in compliance with CEQA, based on the proposed ND and comments thereon. The Planning Commission further finds that in making its recommendation to certify the ND that it has independently reviewed the report and considered the information contained therein in taking action on the development project itself.

2. The Planning Commission recommends that the City Council certify the proposed ND (SCH No. 2019080200) with all recommendations presented by staff.

3. The Secretary of the Planning Commission shall cause this Resolution to be transmitted to the City Council for further proceedings in accordance with State Law.

4. The Negative Declaration report for the Eastside Community Park Project has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the City's rules and procedures for the implementation of CEQA.

The Planning Commission further finds that the amendment to expand the Sphere of Influence, prezone amendment to zone map, and annexation are consistent with the purpose and intent of the City of Kerman General Plan and all other applicable ordinances and standards of the City.

The project site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.

That the Eastside Community Park design is consistent with the community need for additional park and recreation space.

No significant or adverse impacts associated with the Eastside Community Park have been identified.

There are adequate public services, including, but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.

The project will not be detrimental to the health, safety, comfort, convenience, and general welfare and will be compatible with surrounding land uses.

5. The approval is consistent with the General Plan policies and Zoning Ordinance property development standards to ensure that the public's health, safety and welfare are protected.

6. That the land shall conform to the Kerman general plan of the city and any plan of streets and
highways.

7. That the land shall be of such character that it can be used safely for the purpose of the Eastside Community Park without danger to health, safety, and peril from fire, flood or other menace.

8. That the land shall not be developed until available public facilities and improvements exist and provisions have been made for drainage, water resources and transmission lines.

PASSED AND ADOPTED by the Planning Commission of the City of Kerman at a regular meeting held on September 16, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED BY:

__________________________ _______________  ____________________________
Chairman, Kevin Nehring  Date

__________________________ _______________  ____________________________
Secretary, Olivia Pimentel  Date

Exhibits
Exhibit ‘A’

City of Kerman

Initial Environmental Study

for

Eastside Community Park
What is being proposed?

The City of Kerman is seeking to develop a new park facility called the Eastside Community Park. The project is a proposal to develop a 35±acre Community Park in three phases, with this document to analyze the Phase One 15-acre park. Phases Two and Three will be developed in approximately 10-acre segments subject to the new City of Kerman 2040 General Plan Update, and any subsequently required environmental review(s). The subject site is located on the northeast corner of California Avenue and Goldenrod Avenue. The 15-acre Phase One park will contain a community garden, open park space, picnic areas and shelters, par fitness course, spray park, children’s play areas with equipment, restrooms, seating and benches, a detention/irrigation lake, bio-swales, parking lot, multi-use fields (convertible - four baseball or one soccer based upon demand), bus stop and shelter, and associated park infrastructure such as lighting and walkways, and maintenance buildings.

There is a description of the specific planning actions along with maps and diagrams in the study.

What is this document?

The attached document is a review of potential environmental impacts that may occur if the City approves and develops the park project.

Why is this document being prepared?

The California Environmental Quality Act of 1970 requires government agencies to analyze how development projects may impact the environment - before considering and approving or denying the project. Once the document is prepared, it must be made available to the public and circulated for review to potentially affected public agencies for a period of 30 days.

Will this study result in any changes to the project?

An environmental study may recommend measures to reduce or eliminate environmental impacts. These measures (called mitigation measures) may include actions to be taken during project construction (such as watering soils to keep down dust) or may include changes to the design of the project itself.
How do I comment on this study?

Send written comments to Olivia Pimentel, Assistant Planner, Kerman Planning Department, 850 S. Madera Avenue, Kerman, CA 93630.

How is this project reviewed by the City?

Following review by City staff, this particular project will require public hearings before the Kerman Planning Commission and the Kerman City Council. If you are interested in knowing the time and date for these meetings, please contact the Kerman City Clerk at (559) 846-9384.

Who do I contact for more information?

Olivia Pimentel, Assistant Planner

City of Kerman

850 S. Madera Avenue

Kerman, CA 93630

Email: opimentel@cityofkerman.org
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1.0 INTRODUCTION

Executive Summary

This document is an analysis of potential environmental impacts of the project titled the “Eastside Community Park” being proposed within the City of Kerman. The proposed park project was analysed as a part of the 2007 City of Kerman General Plan Update. The subject site was designated “Park” on the General Plan as a part of the 2007 process, and the City adopted a Sphere of Influence expansion including the proposed park site. The City postponed the follow-through actions for the park project awaiting funding sources. This environmental document has been prepared to supplement the 2007 General Plan Update Environmental Impact Report including a Greenhouse Gas and Traffic analysis.

The project is a proposal to develop a 35±acre Community Park in three phases, with this document to provide for the Phase One 15.6-acre park. The New Park Project serves as a high priority and unmet park and recreational need for the residents of Kerman. The park will be utilized primarily by the lower income neighborhoods, in the older part of the City. The City as a whole does not have a year-round large park, but the east side of town especially, is in critical need of park space.

The subject site is located on the northeast corner of California Avenue and Goldenrod Avenue. The 15.6-acre Phase One park will contain community gardens, open park space, picnic areas and shelters, par fitness course, spray park, children’s play areas with equipment, restrooms, seating and benches, a detention/irrigation lake, bio-swales, parking lot, multi-use fields (convertible - four baseball or one soccer based upon demand), bus stop and shelter, and associated park infrastructure such as lighting and walkways, and maintenance buildings.

Phases Two and Three will be developed as funding and demand for park facilities allow in approximately 10-acre segments subject to the new City of Kerman 2040 General Plan Update, and any subsequently required environmental review(s).

This environmental study determined the project would have a “less than significant” effect on the environment, and therefore recommends the preparation of a “Negative Declaration”.

A more thorough discussion of environmental impacts is found in Section 4.0 of this document.

1.1 What is This Document?

The following document is an analysis of potential environmental impacts of the project titled “Eastside Community Park – Phase One” being proposed in the City of Kerman. The project includes several approvals with the ultimate result being development of the park site. A more detailed project description can be found under Section 1.3 (Project Description), below.
The California Environmental Quality Act (CEQA) requires public agencies to evaluate the potential environmental effects of development projects and actions that may impact the environment. The proposed development is considered to be a "project" under CEQA and must be evaluated for its environmental impacts.

The first step of environmental review is to determine whether a project is exempt from further review. CEQA contains a list of projects and actions normally considered to be exempt. The proposed development is not exempt from review. The next step is to prepare an Initial Environmental Study (IES) (which is this document). The IES is an initial review of the project and its potential effects. The IES includes:

- A profile of existing conditions on the project site and vicinity.
- A checklist of potential environmental effects of the project. This checklist helps the agency focus its examination of environmental issues.
- A discussion of the environmental effects contained on the checklist.
- A list of measures (mitigation measures) that can be employed to reduce or eliminate environmental effects resulting from the project.

The purpose of the IES is to determine the magnitude of potential environmental impacts of the project. The IES will make one of three determinations regarding the project:

1. **The project will not have a significant impact on the environment.** A “Negative Declaration” is prepared to adopt the findings of the study.

2. **The project could have a significant impact on the environment,** however mitigation measures have been devised that will minimize those potential impacts to a level that is considered "less than significant". A "Mitigated Negative Declaration" is prepared to adopt the findings of the study.

3. **The project will have a significant impact on the environment** and an Environmental Impact Report (EIR) must be prepared (or in some cases a Focused Environmental Impact Report maybe prepared). An EIR is an in-depth discussion of the project and its impacts. Mitigation measures that can reduce the magnitude of the impacts should also be discussed. The EIR must also examine alternatives to the project that may or may not reduce environmental impacts. These alternatives could include an alternative site or a different way to design the project. The EIR must also discuss "cumulative impacts" which are impacts that will occur when the project is considered along with other development in the area or the region that may be occurring in the same time frame.
Within an EIR, impacts that cannot be reduced to a level that is "less than significant" must be acknowledged. When considering these impacts, the decision-making body (typically the Planning Commission and City Council) must consider and adopt a "Statement of Overriding Considerations" - a statement contained in a resolution that finds that the benefits of the project outweigh its negative environmental effects.

Environmental analysis must be conducted before the decision-making body can take action on the project itself - in this case, approving the proposed park project.

**Public Review**

CEQA requires the environmental analysis to be made available for public review. This allows members of the public, individuals, property owners and potentially affected public agencies to review the findings of the study. The review period for this Initial Environmental Study is 30 days. Individuals and agencies may submit comments on the study during the public review period. These comments must be considered by City of Kerman prior to taking action on the project.

The study must also be considered by the Planning Commission and City Council in public hearings. Any person may speak on the environmental study at the public hearing and any comments must be considered by the decision-making bodies. If, after taking testimony from the public, considering written comments submitted during the public review period, and considering the environmental study itself, the decision-making bodies feel that the findings of the study are correct, they may then adopt the findings of the study. If however, the decision-making body feels the study does not adequately analyze and document the project, it may require additional study, or preparation of a full Environmental Impact Report.

**What is a "Significant Impact"?**

The word "significant" is a subjective term, however, CEQA contains a list of impacts that are normally considered to be "significant". Impacts most commonly found to be significant for development projects in valley communities include:

- Loss of prime farmland
- Impacts to air quality above threshold levels
- Impacts related to greenhouse gasses/climate change
- Loss of endangered plant and animal species or habitat
- Impacts on infrastructure – such as exceeding the capacity of local water or sewer systems
• Groundwater
• Traffic/circulation – exceeding capacity of roadways
• Public services
• Cumulative impacts

This list is not all-inclusive - impacts will vary depending on the nature of a specific project, its site and surroundings. Further, if an impact was acknowledged as significant in a previous EIR (such as an EIR for a General Plan), preparation of a new EIR is not required.

It should be noted that the full 35-acre Eastside Community Park site is included in the current City of Kerman 2040 General Plan Update scheduled for completion by the end of 2019. This environmental document is for the Phase One 15.6-acre portion of the park directly adjacent to the Goldenrod/California Avenue intersection. The City of Kerman 2040 General Plan Update and associated Draft Environmental Impact Report will be available at Kerman City Hall, 850 S. Madera Avenue for public review during normal business hours.

1.2 Location

The City of Kerman is located along State Highways 180 and 145 in central Fresno County. It is approximately 15 miles west of the Fresno-Clovis Metropolitan Area, 18 miles east of the City of Mendota and 15 miles south of the City of Madera.

The project site is located on the northeast corner of the intersection of California Avenue and Goldenrod Avenue (see Map 2). The Assessor Parcel Number of the 15-acre site is 025-200-018.

1.3 Project Description

The proposed Eastside Community Park – Phase One will contain community gardens, open park space, picnic areas and shelters, par fitness course, spray park, children’s play areas with equipment, restrooms, seating and benches, a detention/irrigation lake, bio-swales, parking lot, multi-use fields (convertible - four baseball or one soccer based upon demand), bus stop and shelter, and associated park infrastructure such as lighting and walkways, and maintenance buildings. Exhibit 1 below shows the proposed site plan for the park.

The project consists of the following actions and permit requests:

City of Kerman:

a) Initiation of the Annexation of the park site,

b) Pre-zone the park site as Open Space (O),
c) General Plan Amendment requesting expansion of the Fresno County LAFCo Sphere of Influence

d) Certify this Negative Declaration for the 15.6-acre Phase One portion of the project.

Grant Application – The City of Kerman is requesting grant funding for this park project.

**Fresno County LAFCo – City of Kerman to submit applications for:**

a) Annexation of Eastside Community Park Site

b) LAFCo Sphere of Influence Expansion for Eastside Community Park Site

Grading and Building Permits associated with park development.
Map 1: Regional Location
Map 2: Project Location
Map 3: Aerial Photo of Site
Exhibit 1: *Proposed Eastside Community Park – Phase 1*
2.0 CITY OF KERMAN

2.1 Overview

Since incorporation in 1946, the City of Kerman has grown to an estimated population of 15,083 in 2018, according to the California Department of Finance. Since 1970 the City’s population has grown by nearly 565% - or an average annual growth rate of 4.2%. However, since 2010 the average growth rate has dropped to about 1.4% per year. By 2027 (the sunset date of the current Kerman General Plan), this growth rate projection results in a potential population of about 17,100 persons.

The average household size in Kerman in 2018 is 3.67 persons - larger than the average size in Fresno County at 3.15 persons per household.

Agriculture is the cornerstone of Kerman's economy, with the major crops grown in the area being grapes, alfalfa, melons, rice, cotton, vegetables and dairying. The majority of employment within the area is related to agriculture, involving either farm labor or employment in industries processing agricultural products. In recent years Kerman has been seeking to diversify its economy with new retail and office developments, including a new Walmart store.

Other non-agriculture related employers include the Kerman Unified School District and the City of Kerman. Kerman has historically had unemployment rates higher than Fresno County, California, and the nation as a whole. Rates approaching 10% are typical. To a great extent, these high rates are due to the seasonal nature of the agricultural industry.

3.0 PROJECT SETTING

The purpose of this section of the Initial Study is to provide a description of existing environmental conditions in the vicinity of the project site.

3.1 Project Site

Existing Land Use & Surrounding Lands

The site includes one parcel situated on the northeast corner of California Avenue and Goldenrod Avenue. The parcel is currently planted with an orchard.

Land in the vicinity of the site is characterized by a variety of existing uses, as follows:
North: Southern Pacific Railroad (2 tracks) & Agriculture (orchard)

East: Agriculture (orchard)

South: Agriculture (orchard/crops/agri-business)

West: Vacant land & Railroad (ROW)

### 3.2 Land Use Controls

The site is currently designated “Parks” by the land use map of the 2027 Kerman General Plan, and in the City of Kerman 2040 General Plan Update.

In terms of zoning, the site is currently zoned by Fresno County with the AE-20 (Exclusive Agriculture – 20-acre minimum parcel size) zone. Through the annexation process, the site is proposed to be pre-zoned “Park” to correspond with the proposed Eastside Community Park. This zone is consistent with the proposed General Plan land use designation.

**Surrounding Lands**

According to the 2027 Kerman General Plan’s Proposed Land Use Map, surrounding lands are designated as follows:

- **North:** “Ponding Basin & Medium Density Residential”
- **East:** “Urban Reserve”
- **South:** “Undesignated”
- **West:** “Medium Density Residential & Park”

In terms of zoning, surrounding lands are designated as follows:

- **North:** Fresno County AE-20 zone
- **East:** Fresno County AE-20 zone
- **South:** Fresno County AE-20 zone
- **West:** City of Kerman – PD R-1 Single Family Residential
3.3 Traffic and Circulation

Circulation

The site will have primary access from California Avenue to a parking lot with full frontage improvements along California Avenue. California Avenue is designated as a “Collector” roadway in the Circulation Element of the Kerman General Plan. This roadway provides east/west access across the southern portion of the community. Goldenrod Avenue is adjacent to the site on the west side, with the frontage proposed for “future park expansion”; it is an “Arterial” designated roadway in the Circulation Element of the Kerman General Plan, providing north/south access to the community. Additional information on circulation issues can be found in the Circulation Element of the Kerman General Plan, as well as an expanded circulation discussion in the Draft 2040 City of Kerman General Plan Update.

Design features to be considered at the planning stage include land use and community design options that reduce Vehicle Miles Travelled, promote transit-oriented development, promote street design policies that prioritize transit, biking, and walking, and increase low carbon mobility choices, including improved access to viable and affordable public transportation, and active transportation opportunities.

3.4 Utilities

Sewer

Sewage collection and treatment on parcels within city limits is provided by the City of Kerman. In the vicinity of the project, there is a 10-inch sewer main north of the project site accessible from Goldenrod Avenue. It is expected that development on the site would connect to this line, or a future 15-inch main planned for Goldenrod Avenue. The project site would have access to a future 21-inch main along California Avenue. The potential impacts from the proposed community park may vary by the season, day of the week, and the types of activities provided at the site.

Kerman’s Wastewater Treatment Plant (WWTP) is designed to accommodate a daily maximum flow of 2.0 million gallons per day (mgd). The average daily dry weather flow in recent months is 946,000 gallons per day. This is a reduction from 1.1 mgd in the mid 2000’s and results from water conservation efforts of the City.

Water
The City of Kerman provides water service to developed properties within its city limits. A water main was recently installed along the project frontage on California Avenue to serve the park and future uses to the east. There is an existing twelve-inch water main at Goldenrod and California Avenues adjacent to the site, Water Well Site No. 17 is located several hundred feet from the project site.

The total production capacity of the City’s wells is approximately 6,700 gallons per minute (gpm), however booster pumps can increase pressure by an additional 4,000 gpm. The current static water level in the wells is 120 to 130 feet below ground level. According to city staff, the depth to groundwater in Kerman has remained fairly stable over the past 10 to 15 years.

The average daily water demand for 2015 (the most recent year for which data are available) was 897,000 gallons (compared with 1.168 million gallons in 2007 when the General Plan was adopted). This translates into 172 gallons per capita per day (versus 279 gallons per capita per day in 2007). This reduction in demand reflects the City’s aggressive efforts at water conservation.

Storm Drainage

Gas and Electricity

Natural gas and electricity service in the Kerman area are provided by Pacific Gas and Electric Company. There are existing utility services along California and Goldenrod Avenues to the northwest of the site, and it is expected that development on the site would connect to these lines.

3.5 Geological Hazards

Kerman is not in an area with known active faults that constitute potential hazards to structures. The closest active faults to Kerman include the Ortigalita Fault (approx. 50 miles west), the Paicines, San Andreas, and Calaveras Faults (about 60 miles to the west). Although these fault systems have the capability of significant damage, the distance is great enough to reduce the prospect of significant damage to a minimal level. New development in Kerman is required to adhere to the Zone II seismic standards of the Uniform Building Code.

3.6 Soils

According to the State of California, Department of Conservation (DOC), most soils on the site are classified as “Prime” agricultural soils, indicating they exhibit the best combination of physical and chemical features to sustain long-term agricultural production. Smaller portions of the site are characterized as “Farmland of State-wide Importance” indicating soils that are similar
to Prime farmland soils but exhibiting minor shortcomings such as greater slopes or less ability to store moisture, for example.

The site is not entered into a Williamson Act contract preventing the development of non-agricultural uses.

3.7 Flooding

According to Flood Insurance Rate Map No 06019C2075H, prepared by the Federal Emergency Management Agency (FEMA), part of the project site is located within Zone “X” – defined as “Areas of Minimal Flooding.” A portion of the site is shown as being in Zone “A” – defined as areas that have a 1% probability of flooding every year (also known as the "100-year floodplain"), and where predicted flood water elevations have not been established. According to this information, the potential for flooding of the site is remote.

4.0 DISCUSSION OF POTENTIAL ENVIRONMENTAL IMPACTS

This section of the Initial 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.

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:

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

   **Discussion:** The site is currently planted with an orchard. While this presents an attractive view (as compared to a barren lot) there are no recognized scenic vistas on the site or surrounding area. The proposed park project will add a lake in the form of a detention/irrigation basin, trees, play fields and park infrastructure. The resulting project will have no impact upon a scenic vista.

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

**Discussion:** There are no significant natural stands of trees, rock outcroppings, historic buildings or other recognized scenic features on the project site. There will be no impact to these resources.

3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

O O O X

**Discussion:** See I 1. & 2. The site is located adjacent to an urbanized area. There are no recognized scenic aspects of the project site or surrounding parcels. The change from a tree orchard to a Community Park will have no impact upon the visual character or quality of public views of the site and its surroundings.

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

O O X O

**Discussion:** Development of the site will introduce new night-time lighting – streetlamps and exterior lighting on buildings, and security lighting among others. City standards require that any new fixtures must be hooded and adjusted to preclude unnecessarily illuminating adjacent properties and roadways. The added lighting will have a less than significant impact upon the surrounding area.

II. AGRICULTURE AND FOREST 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. 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; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

1. 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?

O O X O

**Discussion:** According to the Important Farmland Map prepared by the State of California, Department of Conservation, the site is classified as “Prime Farmland”.

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The conversion of these lands to urban, non-agricultural use represents a significant impact under the guidelines to the California Environmental Quality Act. However, the site is designated with a “Parks” land use designation under the current City of Kerman General Plan. The City of Kerman is currently preparing a General Plan Update which expands the Sphere of Influence to include the subject site. The City of Kerman is proposing to pursue a park grant application which requires that the project be entitled/pursuant to CEQA. The City is moving to expand the Sphere of Influence and Annex the subject site prior to or concurrently with the General Plan Update which is scheduled to be completed in October of 2019. While the reduction of “Prime Farmland” is normally considered a potentially significant impact, the phased conversion of 35 (15/10/10) acres directly adjacent to an urbanized area for community park purposes has been determined to be less than significant considering that Phase One is 15-acres.

The 20-acre balance will be developed in the future in two phases under the pending City of Kerman 2040 General Plan Update and will be subject to all the applicable mitigation measures and any subsequent environmental requirements.

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

Discussion: As noted previously, the site is designated for Park use in the Kerman General Plan. A review of Fresno County Assessor Parcel Maps and agricultural preserve maps maintained by the State of California Department of Conservation indicate that the subject site is not entered into an agricultural preserve contract. The site is zoned AE-20 by Fresno County, which is an agricultural designation.

Based upon the size and scope of the subject site, 15-acres for Phase One located directly adjacent to a residentially developed city boundary, it has been determined that the annexation and expansion of the Sphere of Influence would have a less than significant impact on the proposed change to county zoning with no impacts to Williamson Act contracted lands.

3. 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.

4. 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 forest land.
5. 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?

   O   O   X   O

   **Discussion:** No other aspect of the project will result in conversion of farmland to non-farmland or forest land to non-forest use.

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district 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?

   O   O   X   O

2. 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.

   O   O   X   O

3. Expose sensitive receptors to substantial pollutant concentrations?

   O   O   X   O

4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

   O   O   X   O

### SETTING

**Environmental Setting**

The climate of the San Joaquin Valley is characterized by long, hot summers and stagnant, foggy, winters. Precipitation is low and temperature inversions are common. These characteristics are conducive to the formation and retention of air pollutants and are in part influenced by the surrounding mountains which intercept precipitation and act as a barrier to the passage of cold air and air pollutants.

The proposed Project lies within the San Joaquin Valley Air Basin, which is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD or Air District). 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 (SO$_2$), nitrogen dioxide (NO$_2$), particulate matter (PM$_{10}$ and PM$_{2.5}$), and lead (Pb). The CAAQS also set standards for sulfates, hydrogen sulfide, and visibility.

Air quality plans or attainment plans are used to bring the applicable air basin into attainment with all state and federal ambient air quality standards designed to protect the health and safety of residents within that air basin. Areas are classified under the Federal Clean Air Act as either “attainment”, “non-attainment”, or “extreme non-attainment” areas for each criteria pollutant based on whether the NAAQS have been achieved or not. Attainment relative to the State standards is determined by the California Air Resources Board (CARB). The San Joaquin Valley is designated as a State and Federal extreme non-attainment area for O$_3$, a State and Federal non-attainment area for PM$_{2.5}$, a State non-attainment area for PM$_{10}$, and Federal and State attainment area for CO, SO$_2$, NO$_2$, and Pb.$^1$

**Regulatory Setting**

**Federal**

**Clean Air Act**

The federal Clean Air Act of 1970 (as amended in 1990) required the U.S. Environmental Protection Agency (EPA) to develop standards for pollutants considered harmful to public health or the environment. Two types of National Ambient Air Quality Standards (NAAQS) were established. Primary standards protect public health, while secondary standards protect public welfare, by including protection against decreased visibility, and damage to animals, crops, landscaping and vegetation, or buildings. NAAQS have been established for six “criteria” pollutants: carbon monoxide (CO), nitrogen dioxide (NO$_2$), sulfur dioxide (SO$_2$), ozone (O$_3$), particulate matter (PM$_{10}$ and PM$_{2.5}$), and lead (Pb).

**State**

**California Air Resources Board**

The California Air Resources Board (CARB) is the state agency responsible for implementing the federal and state Clean Air Acts. CARB has established California Ambient Air Quality Standards (CAAQS), which include all criteria pollutants established by the NAAQS, but with additional regulations for Visibility Reducing Particles, sulfates, hydrogen Sulfide (H$_2$S), and vinyl chloride.

The proposed Project is located within the San Joaquin Valley Air Basin, which includes San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and parts of Kern counties and is managed by the SJVAPCD.

Air basins are classified as attainment, nonattainment, or unclassified. Attainment is achieved when monitored ambient air quality data is in compliance with the standards for a specified pollutant. Non-compliance with an established standard will result in a nonattainment designation and an unclassified designation indicates insufficient data is available to determine compliance for that pollutant.

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Standards and attainment status for listed pollutants in the Air District can be found in Table A-1. Note that both state and federal standards are presented.

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Federal Standard</th>
<th>California Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ozone</td>
<td>0.075 ppm (8-hr avg)</td>
<td>0.07 ppm (8-hr avg) 0.09 ppm (1-hr avg)</td>
</tr>
<tr>
<td>Carbon Monoxide</td>
<td>9.0 ppm (8-hr avg) 35.0 ppm (1-hr avg)</td>
<td>9.0 ppm (8-hr avg) 20.0 ppm (1-hr avg)</td>
</tr>
<tr>
<td>Nitrogen Dioxide</td>
<td>0.053 ppm (annual avg)</td>
<td>0.30 ppm (annual avg) 0.18 ppm (1-hr avg)</td>
</tr>
<tr>
<td>Sulfur Dioxide</td>
<td>0.03 ppm (annual avg) 0.14 ppm (24-hr avg) 0.5 ppm (3-hr avg)</td>
<td>0.04 ppm (24-hr avg) 0.25 ppm (1-hr avg)</td>
</tr>
<tr>
<td>Lead</td>
<td>1.5 µg/m³ (calendar quarter) 0.15 µg/m³ (rolling 3-month avg)</td>
<td>1.5 µg/m³ (30-day avg)</td>
</tr>
<tr>
<td>Particulate Matter (PM10)</td>
<td>150 µg/m³ (24-hr avg)</td>
<td>20 µg/m³ (annual avg) 50 µg/m³ (24-hr avg)</td>
</tr>
<tr>
<td>Particulate Matter (PM2.5)</td>
<td>15 µg/m³ (annual avg)</td>
<td>35 µg/m³ (24-hr avg) 12 µg/m³ (annual avg)</td>
</tr>
</tbody>
</table>

µg/m³ = micrograms per cubic meter

Additional State regulations include:
CARB Portable Equipment Registration Program – This program was designed to allow owners and operators of portable engines and other common construction or farming equipment to register their equipment under a statewide program so they may operate it statewide without the need to obtain a permit from the local air district.

U.S. EPA/CARB Off-Road Mobile Sources Emission Reduction Program – The California Clean Air Act (CCAA) requires CARB to achieve a maximum degree of emissions reductions from off-road mobile sources to attain State Ambient Air Quality Standards (SAAQS); off-road mobile sources include most construction equipment. Tier 1 standards for large compression-ignition engines used in off-road mobile sources went into effect in California in 1996. These standards, along with ongoing rulemaking, address emissions of nitrogen oxides (NOX) and toxic particulate matter from diesel engines. CARB is currently developing a control measure to reduce diesel PM and NOX emissions from existing off-road diesel equipment throughout the state.

California Global Warming Solutions Act – Established in 2006, Assembly Bill 32 (AB 32) requires that California’s GHG emissions be reduced to 1990 levels by the year 2020. This will be implemented through a statewide cap on GHG emissions, which will be phased in beginning in 2012. AB 32 requires CARB to develop regulations and a mandatory reporting system to monitor global warming emissions levels.

In addition, the proposed Project is being evaluated pursuant to CEQA.

Local
San Joaquin Valley Air Pollution Control District

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The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local agency charged with preparing, adopting, and implementing mobile, stationary, and area air emission control measures and standards. The SJVAPCD has several rules and regulations that may apply to the Project:

Rule 3135 (Dust Control Plan Fees) – This rule requires the project applicant to submit a fee in addition to a Dust Control Plan. The purpose of this rule is to recover the SJVAPCD’s cost for reviewing these plans and conducting compliance inspections.

Rules 4101 (Visible Emissions) and 4102 (Nuisance) – These rules apply to any source of air contaminants and prohibits the visible emissions of air contaminants or any activity which creates a public nuisance.

Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) – This rule applies to use of asphalt for paving new roadways or restoring existing roadways disturbed by project activities.

Regulation VIII (Fugitive PM\textsubscript{10} Prohibitions) – This regulation, a series of eight regulations, is designed to reduce PM\textsubscript{10} emissions by reducing fugitive dust. Regulation VIII requires implementation of control measures to ensure that visible dust emissions are substantially reduced. The control measures are summarized in Table A-2.

<table>
<thead>
<tr>
<th>Table A-2</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>San Joaquin Valley Air Pollution Control District</strong></td>
<td><strong>Regulation VIII Control Measures for Construction Related Emissions of PM\textsubscript{10}^3</strong></td>
</tr>
<tr>
<td>The following are required to be implemented at all construction sites:</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>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 preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site at the end of each workday.</td>
<td></td>
</tr>
<tr>
<td>Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.</td>
<td></td>
</tr>
</tbody>
</table>

RESPONSES

a. Conflict with or obstruct implementation of the applicable air quality plan?

b. 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?

c. Expose sensitive receptors to substantial pollutant concentrations?

The proposed Project lies within the San Joaquin Valley Air Basin (SJVAB). At the Federal level, the SJVAB is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM\textsubscript{10} and CO, and nonattainment for PM\textsubscript{2.5}. At the State level, the SJVAB is designated as nonattainment for the 8-hour ozone, PM\textsubscript{10}, and PM\textsubscript{2.5} standards. Although the Federal 1-hour ozone standard was revoked in 2005, areas must still attain this standard, and the SJVAPCD recently requested an EPA finding that the SJVAB has attained the standard based on 2011-2013 data\textsuperscript{4}. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including:

- Extreme Ozone Attainment Demonstration Plan (EOADP) for attainment of the 1-hour ozone standard (2004);
- 2007 Ozone Plan for attainment of the 8-hour ozone standard;
- 2007 PM\textsubscript{10} Maintenance Plan and Request for Re-designation; and
- 2008 PM\textsubscript{2.5} Plan.

Because of the region’s non-attainment status for ozone, PM\textsubscript{2.5}, and PM\textsubscript{10}, if the project-generated emissions of either of the ozone precursor pollutants (ROG or NO\textsubscript{x}), PM\textsubscript{10}, or PM\textsubscript{2.5} were to exceed the SJVAPCD’s significance thresholds, then the project uses would be considered to conflict with the attainment plans. In addition, if the project uses were to result in a change in land use and corresponding increases in vehicle miles traveled, they may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

The annual significance thresholds to be used for the Project for construction and operational emissions are as follows\textsuperscript{5}:

- 10 tons per year ROG;
- 10 tons per year NO\textsubscript{x};
- 15 tons per year PM\textsubscript{10}; and
- 15 tons per year PM\textsubscript{2.5}.

The project will result in both construction emissions and operational emissions as described below.

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Short-Term (Construction) Emissions

Site preparation and project construction would involve, grading, hauling, and various activities needed to construct the project. During construction, the Project could generate pollutants such as hydrocarbons, oxides of nitrogen, carbon monoxide, and suspended PM. A major source of PM would be windblown dust generated during construction activities. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Vehicles leaving the site could deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM10 emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM10 emissions would depend on soil moisture, the silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site. These emissions would be temporary and limited to the immediate area surrounding the construction site.

Operational Emissions

Operational emissions would primarily be generated from vehicles traveling to and from the park. According to the California Emissions Estimator (CalEEMod), Version 2016.3.2, the park will generate up to 353 trips per day. There are no substantial stationary emission generators associated with the project.

Total Project Emissions

The estimated annual construction and operational emissions are shown below. CalEEMod was used to estimate construction and operational (vehicle trips) emissions resulting from the park. The modeling is based on the community park acreage and project trip generation modeling results are provided in Table A-3 and the CalEEMod output files are provided in Appendix A.

<table>
<thead>
<tr>
<th>Year 2019 - 2021 Construction (maximum))</th>
<th>VOC (ROG) (tons/year)</th>
<th>NOx (tons/year)</th>
<th>PM$\text{_{10}}$ (tons/year)</th>
<th>PM$\text{_{2.5}}$ (tons/year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 2021 Operation</td>
<td>0.05</td>
<td>0.44</td>
<td>0.10</td>
<td>0.03</td>
</tr>
<tr>
<td>Annual Threshold of Significance</td>
<td>10</td>
<td>10</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Significant?</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

Source: CalEEMod results (Appendix A). Crawford & Bowen Planning (2019)

As demonstrated in Table A-3, estimated construction and operational emissions would not exceed the SJVAPCD’s significance thresholds for ROG, NOx, PM$\text{_{10}}$, and PM$\text{_{2.5}}$. As a result, the Project uses would not conflict with emissions inventories contained in regional air quality
attainment plans and would not result in a significant contribution to the region’s air quality non-attainment status.\(^6\)

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The SJVAPCD provides screening criteria to determine when to quantify local CO concentrations based on impacts to the level of service (LOS) of roadways in the Project vicinity.

As further discussed in the Transportation/Traffic checklist evaluation, the Project would not generate substantial traffic that would reduce the level of service on local roadways. Therefore, the Project would not significantly contribute to an exceedance that would exceed state or federal CO standards. Additionally, as the estimated construction and operational emissions are below SJVAPCD thresholds, any cumulative considerable increase in criteria pollutants would be less than significant.

As described above, the project will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project will comply with all applicable air quality plans. Therefore, no violations of air quality standards will occur and no net increase of pollutants will occur. As such, any impacts are *less than significant*.

**Mitigation Measures:** None are required.

e. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?  

**Less Than Significant Impact.** During construction, the various diesel-powered vehicles and equipment in use on-site could create localized odors. These odors would be temporary and are not likely to be noticeable for extended periods of time beyond the Project site. In addition, once the Project is operational, there would be no source of odors from the Project. Therefore, the impact is *less than significant.*

**Mitigation Measures:** None are required.

### 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 Draft Environmental Impact Report (DEIR) prepared for the 2027 Kerman General Plan contains information on protected plant and animal species and

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habitat that are known to occur in the Kerman area. A survey conducted for the DEIR found no protected species and habitat likely to occur within or near the project site. It is likely that decades of intensive agricultural operations have eliminated suitable habitat for rare and endangered plant and animal species on the site.

Accordingly, it is expected that the proposed development will have a less than significant impact 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.

As a community park to be developed on agricultural lands, the potential for impacts to protected plant or animal species is less than significant.

2. 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?

   O   O   O   X

   Discussion: According to maps prepared for the 2027 Kerman General Plan Draft Environmental Impact report, there are no areas of riparian habitat or other sensitive communities located on or nearby the site or surrounding areas (which are fully developed with urban and agricultural uses). Accordingly, the proposed project will have no effects on riparian habitat or other sensitive natural communities.

3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

   O   O   O   X

   Discussion: According to maps and research prepared for the Draft Environmental Impact Report for the 2027 Kerman General Plan, there are no federally protected wetlands on the site, nor will the development project affect any protected wetlands. Accordingly, the project will have no impact on this resource.

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?

   O   O   X   O

   Discussion: According to information contained in the Draft Environmental Impact for the 2027 Kerman General Plan, the site is not within or adjacent to any known wildlife migration or nursery sites. Therefore, there will be no impact in this category.

5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
Discussion: There are no local policies or ordinances in Kerman protecting 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?

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 pursuant to §15064.5?

Discussion: Based on information contained in the Draft Environmental Impact report for the 2027 Kerman General Plan, there are no known historical resources present on or adjacent to the project site. Further, the City has consulted with local Native American tribes as required by California Public Resources Code Section 21084.2 and in compliance with the standards established by California Assembly Bill 52 and received no information on the presence of tribal artifacts or areas of concern pertaining to the project site. The site has been used for growing crops and tree orchards for decades, which has likely resulted in the destruction or removal of any historical resources. Based on these circumstances, the project is expected to have a less than significant impact on historical resources.

2. Disturb any human remains, including those interred outside of dedicated cemeteries?

Discussion: Due to past disturbance of the site’s soils (particularly from agricultural activities) it is unlikely that any human remains exist at the site. However, should any human remains be discovered during grading and construction, the law requires that 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. ENERGY: Would the project:
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
   
   O  O  X  O

2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
   
   O  O  X  O

**SETTING**

**Environmental Setting**
California’s total energy consumption is second highest in the nation, but, in 2016, the state’s per capita energy consumption ranked 48th, due in part to its mild climate and its energy efficiency programs. In 2017, California ranked second in the nation in conventional hydroelectric generation and first as a producer of electricity from solar, geothermal, and biomass resources while also in 2017, solar PV and solar thermal installations provided about 16% of California’s net electricity generation.7

Energy usage is typically quantified using the British thermal unit (BTU). As a point of reference, the approximately amounts of energy contained in common energy sources are as follows:

<table>
<thead>
<tr>
<th>Energy Source</th>
<th>BTUs8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gasoline</td>
<td>120,429 per gallon</td>
</tr>
<tr>
<td>Natural Gas</td>
<td>1,037 per cubic foot</td>
</tr>
<tr>
<td>Electricity</td>
<td>3,412 per kilowatt-hour</td>
</tr>
</tbody>
</table>

California electrical consumption in 2016 was 7,830.8 trillion BTU9, as provided in Table E-1, while total electrical consumption by Fresno County in 2017 was 25.457 trillion BTU.10

<table>
<thead>
<tr>
<th>End User</th>
<th>BTU of energy consumed (in trillions)</th>
<th>Percentage of total consumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1,384.4</td>
<td>17.7</td>
</tr>
</tbody>
</table>

---


<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>1,477.2</td>
<td>18.9</td>
</tr>
<tr>
<td>Industrial</td>
<td>1,854.3</td>
<td>23.7</td>
</tr>
<tr>
<td>Transportation</td>
<td>3,114.9</td>
<td>39.8</td>
</tr>
<tr>
<td>Total</td>
<td>7,830.8</td>
<td>--</td>
</tr>
</tbody>
</table>

The California Department of Transportation (Caltrans) reports that approximately 25.1 million automobiles, 5.7 million trucks, and 889,024 motorcycles were registered in the state in 2017, resulting in a total estimated 339.8 billion vehicles miles traveled (VMT).\(^{12}\) Within Fresno County, an estimated 8.2 million vehicle miles were traveled in 2017 for an average of 22,556 per day.\(^{13}\)

### Applicable Regulations

**California Energy Code (Title 24, Part 6, Building Energy Efficiency Standards)**

California Code of Regulations Title 24, Part 6 comprises the California Energy Code, which was adopted to ensure that building construction, system design and installation achieve energy efficiency. The California Energy Code was first established in 1978 by the CEC in response to a legislative mandate to reduce California’s energy consumption, and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. The standards are updated periodically to increase the baseline energy efficiency requirements. The 2019 Building Energy Efficiency Standards focus on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings and include requirements to enable both demand reductions during critical peak periods and future solar electric and thermal system installations. Although it was not originally intended to reduce greenhouse gas (GHG) emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

**California Green Building Standards Code (Title 24, Part II, CALGreen)**

The California Building Standards Commission adopted the California Green Buildings Standards Code (CALGreen in Part 11 of the Title 24 Building Standards Code) for all new construction statewide on July 17, 2008. Originally a volunteer measure, the code became mandatory in 2010 and the most recent update (2019) will go into effect on January 1, 2020. CALGreen sets targets for energy efficiency, water consumption, dual plumbing systems for potable and recyclable water, diversion of construction waste from landfills, and use of environmentally sensitive materials in construction and design, including eco-friendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. The 2019 CALGreen Code includes mandatory measures for non-residential development related to site development; water use; weather resistance and moisture management; construction waste reduction, disposal, and recycling; building maintenance and operation; pollutant control;

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indoor air quality; environmental comfort; and outdoor air quality. Mandatory measures for residential development pertain to green building; planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; environmental quality; and installer and special inspector qualifications.

Clean Energy and Pollution Reduction Act (SB 350)

The Clean Energy and Pollution Reduction Act (SB 350) was passed by California Governor Brown on October 7, 2015, and establishes new clean energy, clean air, and greenhouse gas reduction goals for the year 2030 and beyond. SB 350 establishes a greenhouse gas reduction target of 40 percent below 1990 levels for the State of California, further enhancing the ability for the state to meet the goal of reducing greenhouse gas emissions by 80 percent below 1990 levels by the year 2050.

Renewable Portfolio Standard (SB 1078 and SB 107)

Established in 2002 under SB 1078, the state’s Renewables Portfolio Standard (RPS) was amended under SB 107 to require accelerated energy reduction goals by requiring that by the year 2010, 20 percent of electricity sales in the state be served by renewable energy resources. In years following its adoption, Executive Order S-14-08 was signed, requiring electricity retail sellers to provide 33 percent of their service loads with renewable energy by the year 2020. In 2011, SB X1-2 was signed, aligning the RPS target with the 33 percent requirement by the year 2020. This new RPS applied to all state electricity retailers, including publicly owned utilities, investor-owned utilities, electrical service providers, and community choice aggregators. All entities included under the RPS were required to adopt the RPS 20 percent by year 2020 reduction goal by the end of 2013, adopt a reduction goal of 25 percent by the end of 2016, and meet the 33 percent reduction goal by the end of 2020. In addition, the Air Resources Board, under Executive Order S-21-09, was required to adopt regulations consistent with these 33 percent renewable energy targets.

RESPONSES

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed Project includes constructing a 15.5-acre community park on land previously farmed. The Project would introduce energy usage on a site that is currently demanding minimal energy.

During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Title 24 Building Energy Efficiency Standards provide guidance on construction techniques to maximize energy
conservation and it is expected that contractors and owners have a strong financial incentive to use recycled materials and products originating from nearby sources in order to reduce materials costs. As such, it is anticipated that materials used in construction and construction vehicle fuel energy would not involve the wasteful, inefficient, or unnecessary consumption of energy.

Operational Project energy consumption would occur for multiple purposes, including but not limited to, park lighting and a water spray area. Operational energy would also be consumed during each vehicle trip associated with the proposed use. CalEEMod was utilized to generate the estimated energy demand of the proposed Project; however, the model is not detailed enough to register the minimal energy demand the park will have.

The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards for the maintenance building and lighting, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of Title 24 standards significantly increases energy savings, and it is generally assumed that compliance with Title 24 ensures projects will not result in the inefficient, wasteful, or unnecessary consumption of energy.

As discussed in Impact XVII – Transportation/Traffic, the proposed Project would generate approximately 353 daily vehicle trips. The length of these trips and the individual vehicle fuel efficiencies are not known; therefore, the resulting energy consumption cannot be accurately calculated. However, it can be assumed that such a volume of vehicle trips would consume a generous amount of fuel. Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful, and unnecessary use of energy by vehicles.

As discussed previously, the proposed Project would be required to implement and be consistent with existing energy design standards at the local and state level. The Project would be subject to energy conservation requirements in the California Energy Code and CALGreen. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources.

Therefore, any impacts are less than significant.

Mitigation Measures: None are required.

VII. GEOLOGY AND SOILS: Would the project:
Directly or indirectly cause 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 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: While Kerman is in an area that is subject to ground shaking from earthquakes, the distance to faults that will be the likely cause of ground motion is sufficient so that potential impacts are reduced. The City requires all new structures in the community to be built consistent with Zone II seismic standards of the Uniform Building Code. Development of the site must comply with this requirement, resulting in a less than significant impact.

2. Strong seismic ground shaking?
   
   Discussion: See response to VII. 1. above. With incorporation of Zone II seismic standards, the potential for significant impacts to urban development due to seismic ground shaking will be minimal resulting in a less than significant impact.

3. Seismic-related ground failure, including liquefaction?
   
   Discussion: While the potential for ground failure at the site is low, the project will be required to prepare an engineered soils study that will make recommendations as to preparation of site soils and foundation systems used for any structures on the site. Implementation of these recommendations will reduce the potential of impacts related to ground failure to a less than significant impact.

4. Landslides?
   
   Discussion: The project site is level. There is no realistic possibility of landslide activity on the site resulting in no impact.

5. Result in substantial soil erosion or the loss of topsoil?
   
   Discussion: Absorption rates, drainage patterns, and the rate and amount of surface runoff will change as a result of the proposed park, due to a modest (estimated at 10-15%) increase in the number of impervious surfaces (streets, buildings, parking lots, etc.).
Standard required construction practices and compliance with City ordinances and regulations, *The Uniform Building Code*, and adherence to professional engineering design approved by the City will reduce potential soil erosion impacts to less than significant.

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?

   O   O   O   X

**Discussion:** Soils on the project site are considered to be stable. Further, implementation of the recommendations of an engineered soils study required for the project will reduce the potential for stability issues to a level of no impact.

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

   O   O   X   O

**Discussion:** According to the Soil Survey of Western Fresno County, the site is underlain by two soil types: “Hesperia Sandy Loam, Moderately Deep” and a smaller area of “Tujunga Sandy Loam, 0 – 3% slopes”.

For Hesperia Sandy Loam, limitations for urban development are moderately slow permeability, moderate to severe foundation support, and moderately slow substratum permeability. Limitations for urban development on Tujunga Sandy Loam are severe for foundation support and severe for soil pressure.

The project will be required to prepare an engineered soils study that will detail soil limitations and recommendations for site soil preparations and appropriate foundation techniques. These limitations can be mitigated in several ways, including importation of more suitable soil, soil stabilization, special foundation design, or a combination of these resulting in a less than significant impact.

8. 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?

   O   O   O   X

**Discussion:** The project will be connected to the City of Kerman’s sewer system. Accordingly, there will be no septic-related impacts to site soils.
9. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion: Although there are no known paleontological resources located in the project area (the result of location and past use for intensive agricultural practices), development of the site may have the potential to directly or indirectly destroy a paleontological resource. If any cultural or paleontological materials are uncovered during construction, existing law requires that work in the area shall halt until professional cultural resources evaluation and/or data recovery excavation can be planned and implemented. The site location and construction management will result in a less than significant impact.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

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

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

SETTING

Environmental Setting
Various gases in the earth’s atmosphere play an important role in moderating the earth’s surface temperature. Solar radiation enters earth’s atmosphere from space and a portion of the radiation is absorbed by the earth’s surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs are transparent to solar radiation but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is retained, resulting in a warming of the earth’s atmosphere. This phenomenon is known as the greenhouse effect. Scientific research to date indicates that some of the observed climate change is a result of increased GHG emissions associated with human activity. Among the GHGs contributing to the greenhouse effect are water vapor, carbon dioxide (CO₂), methane (CH₄), ozone, Nitrous Oxide (NOₓ), and chlorofluorocarbons. Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered responsible for enhancing the greenhouse effect. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. Global climate change is, indeed, a global issue. GHGs are global pollutants, unlike criteria pollutants and TACs (which are pollutants of regional and/or local concern). Global climate change, if it occurs, could potentially affect water resources in
California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality. According to some, climate change could result in more extreme weather patterns; both heavier precipitation that could lead to flooding, as well as more extended drought periods. There is uncertainty regarding the timing, magnitude, and nature of the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California’s precipitation falls as snow in the Sierra Nevada and southern Cascades, and snowpack represents approximately 35 percent of the state’s useable annual water supply. The snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate change, the water stored in California’s snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

**Regulatory Setting**

**Federal**

The USEPA Mandatory Reporting Rule (40 CFR Part 98), which became effective December 29, 2009, requires that all facilities that emit more than 25,000 metric tons CO\textsubscript{2}-equivalent per year beginning in 2010, report their emissions on an annual basis. On May 13, 2010, the USEPA issued a final rule that established an approach to addressing GHG emissions from stationary sources under the CAA permitting programs. The final rule set thresholds for GHG emissions that define when permits under the New Source Review Prevention of Significant Deterioration and title V Operating Permit programs are required for new and existing industrial facilities.

In addition, the Supreme Court decision in Massachusetts v. EPA (Supreme Court Case 05-1120) found that the USEPA has the authority to list GHGs as pollutants and to regulate emissions of GHGs under the CAA. On April 17, 2009, the USEPA found that CO\textsubscript{2}, CH\textsubscript{4}, NO\textsubscript{x}, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride may contribute to air pollution and may endanger public health and welfare. This finding may result in the USEPA regulating GHG emissions; however, to date the USEPA has not proposed regulations based on this finding.

**State**

California is taking action to reduce GHG emissions. In June 2005, Governor Schwarzenegger signed Executive Order S-3-05 to address climate change and GHG emissions in California. This order sets the following goals for statewide GHG emissions:

- Reduce to 2000 levels by 2010
- Reduce to 1990 levels by 2020
- Reduce to 80 percent below 1990 levels by 2050

In addition, the proposed Project is being evaluated pursuant to CEQA.

**Local**

San Joaquin Valley Air Pollution Control District (SJVAPCD)
In August 2008, the SJVAPCD adopted the Climate Change Action Plan, which directed the SJVAPCD to develop guidance to assist lead agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project specific greenhouse gas emissions on global climate change.

In 2009, the SJVAPCD adopted the guidance document: Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA. This document recommends the usage of performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project-specific greenhouse gas emissions on global climate change during the environmental review process. Projects implementing BPS in accordance with SJVAPCD’s guidance would be determined to have a less than significant individual and cumulative impact on greenhouse gas emissions and would not require project specific quantification of greenhouse gas emissions.14

RESPONSES

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

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

Less Than Significant Impact. The U.S. Environmental Protection Agency published a rule for the mandatory reporting of greenhouse gases from sources that in general emit 25,000 metric tons or more of carbon dioxide (CO2) per year. As shown in the CalEEMod results (Appendix A), the project will produce the following CO2:

- Construction (2019) 401.61 MT/yr
- Construction (2020) 1,003.33 MT/yr
- Construction (2021) 6.90 MT/yr
- Operation (2020) 165.90 MT/yr

To be conservative, the construction CO2 emissions generated in 2019-2021 (1,411.8 MT/yr) were amortized over 30 years and added to the annual operational emissions, which results in 212.96 MT/yr of CO2 emissions. This represents under one percent of the reporting threshold. As such, any impacts resulting from conflicting a GHG plan, policy, or regulation, or significantly impacting the environment as a result of project development is considered less than significant.

Mitigation Measures: None are required.

IX. 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?

   O O O X

**Discussion:** The project consists of the development of community park, which typically does not involve the routine transport or disposal of hazardous materials. Therefore, there will be no impact.

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?

   |   |   |   |   |   
   | O | O | O | X |

**Discussion:** There are no aspects of the proposed project that would 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.

3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

   |   |   |   |   |   
   | O | O | O | X |

**Discussion:** There are no existing or proposed schools within one quarter mile of the site.

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?

   |   |   |   |   |   
   | O | O | O | X |

**Discussion:** The project site is not included on any list of known 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?

   |   |   |   |   |   
   | O | O | O | X |

**Discussion:** There are no airports within two miles of the site.

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

   |   |   |   |   |   
   | O | O | X | O |

**Discussion:** Development of the site would not impair implementation with any adopted emergency evacuation plans. Further, Kerman police and the North Central Fire District officials have been involved in the review of the project, to ensure the site and project design is accessible to emergency vehicles.
7. Expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

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

X. HYDROLOGY AND WATER QUALITY: Would the project:

1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Discussion: The project will comply with all City ordinances and standards to assure proper grading and drainage. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements. The project will be required to prepare a grading and drainage plan for review and approval by the City Engineer, prior to issuance of building permits. Storm drain planning for Kerman is provided by the Kerman Storm Drainage Master Plan. The proposed Eastside Community Park will include a detention basin and be adjacent to a future Storm Water Basin within Area “J” as indicated on the City of Kerman Storm Drainage Master Plan.

2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Discussion: Development of the site will result in an increased demand for water. However, this demand will be offset with a reduction in water demand with the elimination of crops being grown on the site. Kerman relies on groundwater underlying the planning area for domestic water supplies. Based on information in the Kerman Storm Drainage Master Plan, potential water demand in the project is estimated as follows:

Park: 1,000 gallons per day per acre

Table 1 provides estimated water demand for the project.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Water Demand Formula</th>
<th># of units or acres</th>
<th>Water Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park</td>
<td>1,000 gallons per day per acre</td>
<td>15.6 acre</td>
<td>15,600 gpd</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>15,600 gpd</td>
</tr>
</tbody>
</table>
The City’s Engineering and Public Works Departments indicate there is adequate capacity in the City’s water system and groundwater supply to accommodate the project.

In order to reduce demands on the groundwater system, the project will be required to comply with several existing standards, including:

- Compliance with the State’s Model Water Efficient Landscape Ordinance. Under this ordinance, landscaping (which typically demands the greatest amount of water for urban development) must demonstrate a 45 – 55% reduced water demand over “business as usual”.
- Low flow toilets in public restrooms
- During construction, hoses must be fitted with automatic shutoff devices (spray gun)

The project will also include installation of a storm drain detention basin. Waters entering this basin will function to recharge ground water resources under the site. It is expected that implementation of these requirements will reduce the impact of development to a less than significant level.

3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

   i. result in substantial erosion or siltation on- or off-site?

      O          O         X         O

   **Discussion:** The project will change drainage patterns of the site through the installation of impervious surfaces and structures (streets, buildings, parking lots, etc.) and will be required by the City to be graded to facilitate proper stormwater drainage. Standard construction practices and compliance with state and federal regulations, City ordinances and regulations, *The Uniform Building Code*, and adherence to professional engineering design approved by the City of Kerman will reduce or eliminate drainage impacts from the project. The project will be required to prepare an engineered grading and drainage plan that must be reviewed and approved by the Kerman City Engineer, prior to construction. There are no streams or rivers on or near the site that will be affected by the project. Off-site erosion has been determined to be less than significant.

   ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

      O          O         O         X

   **Discussion:** See response to IX. 3. above. The project would increase the amount of impervious surface area but will not significantly affect drainage/flooding, resulting in no impact. A grading and drainage plan must be submitted for review and approval by the City Engineer, prior to construction. There are no streams or rivers on or near the site.
iii. 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?

Discussion: See discussion under IX. 3 and 4, above. The project will generate stormwater runoff, with the creation of impervious surfaces (streets, buildings, parking lots, walkways, etc.). The project is installing a detention basin consistent with the Kerman Storm Drainage Master Plan. The project will include an engineered grading and drainage plan for review and approval by the City Engineer, prior to construction, to ensure proper drainage resulting in a less than significant impact.

iv. Impede or redirect flood flows?

Discussion: According to Flood Map No. 06019C2075H, most of the project site and surrounding area is located within Flood Zone “X” – defined as “Other Areas: Areas determined to be outside the 0.2% annual chance floodplain”. A portion of the site is in Flood Zone “A” – defined as areas that have a 1% probability of flooding every year (also known as the "100-year floodplain"), and where predicted flood water elevations have not been established. The City will undertake the necessary survey to establish the base flood elevation (BFE) for the Zone “A” areas and develop improvements accordingly. The Flood Zone “X” areas chance of flooding is remote. With the Flood Zone “A” areas developed to meet BFE standards, the chance of adverse or damaging flooding in these areas is less than significant.

4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Discussion: According to Flood Map No. 06019C2075H, most of the project site and surrounding area is located within Flood Zone “X” with a portion of the site in Flood Zone “A”. The Flood Zone “X” area’s chance of flooding is remote, with the Flood Zone “A” areas developed to meet BFE standards, the chance of adverse or damaging flooding in these areas is less than significant. Accordingly, the chance of flooding (and therefore release of pollutants due to flooding) is remote.

5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

80
Discussion: The project will be required to prepare and submit a water quality control plan to be implemented during construction, as required by the National Pollutant Discharge Elimination System. This plan must be reviewed and approved by the City Engineer prior to start of construction. In compliance with the Sustainable Groundwater Management Act of 2014, the City of Kerman is participating in preparation of the Sustainable Groundwater Management Plan for the North Kings sub basin. Upon adoption, future development in the City must be compliant with the policies and standards of this plan. As a public facility with a detention basin, the park has the potential of becoming a part of a local and regional water conservation, recharge, and control program.

IX. LAND USE AND PLANNING: Would the project:

1. Physically divide an established community?
   
   Discussion: The site is located on the southeast edge of Kerman and is currently in agricultural use while adjoining lands to the south, north and east are primarily agricultural as well. The site is proposed as a public park located between a two-track railroad right-of-way and an existing roadway. While the railroad does represent a barrier to open access along one side of the park, the existing public streets provide adequate access to the site. Development of the site would not physically divide an established community. There will be no impact.

2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?
   
   Discussion: There are no land use plans, policies or regulations applicable to the site for the purposes of avoiding or mitigating an environmental effect. The site has a “Park” land use designation in the existing General Plan.

XII. 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?
   
   Discussion: A review of maps maintained by the State of California Department of Conservation indicates that site is not known to harbor mineral resources that would be valuable to the region. No Impact.

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?
XIII. **NOISE**: Would the project result in:

1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

   **Discussion**: Development on the site can be expected to increase ambient noise levels in the project vicinity. In the short term, noise levels would be raised during construction of the project by the operation of heavy equipment and other associated activities. Because construction noise would generally occur intermittently on Monday through Saturdays during daylight hours, the impact of noise on surrounding land uses is not expected to be significant.

   In the long term, the proposed park would add traffic and other sources of noise that will somewhat increase the ambient noise levels in the vicinity. However, these noise levels should be relatively consistent with those experienced in the area and other existing developed areas of Kerman. Any impact will be less than significant.

2. Generation of excessive groundborne vibration or groundborne noise levels?

   **Discussion**: See response to XIII. 1. above. Any impact will be less than significant.

3. For a project located within the vicinity of a private airstrip or 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 site is not located within an airport land use plan, or within two miles of an airport. There will be no impact.

**XIV. POPULATION AND HOUSING**: Would the project:
1. Induce substantial unplanned 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)?

   o o x o

   **Discussion:** The development of a Community Park is in response to community needs for park land. Parks are distributed through the City in a planned manner to provide park land in all the quadrants of the community. The proposed park would not induce substantial or unplanned growth; therefore, the impact is less than significant. The subject site is included in the current Kerman 2040 General Plan Update which expands the urban footprint of Kerman.

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

   o o o x

   **Discussion:** The site is currently in agricultural use and there would be no housing or persons removed as a result of development.

**XV. 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:

   i. Fire protection?

   o o x o

   **Discussion:** Kerman contracts with the North Central Fire District for fire prevention and protection services. The district headquarters and main station are located on the west side of Kerman along the north side of Kearney Boulevard, west of Del Norte Avenue. The District owns and operates four other stations in various locations, closer to the City of Fresno.

   The project will connect to the City’s water system and be required to install fire hydrants situated around the site – at locations specified by the Fire District. Finally, the project will be required to pay the District’s applicable impact fees. With the provisions for the foregoing requirements, development of the site would have a less than significant impact on fire protection services.

   ii. Police protection?
Discussion: Upon annexation, the project site will receive police protection services by the Kerman Police Department. The Department is headquartered at City Hall at 850 S. Madera Avenue. At the present time, the Kerman Police Department has 21 full time officers, three full time civilians and one full time animal control officer.

The project will add to the workload for the Police Department; however this is not expected to have a significant impact on the Department’s ability to respond to emergencies with its current personnel and equipment.

The project will pay applicable public safety impact fees to the City that will be used to improve police services in the community. Further, the Department will be involved in the review of the design of the project to ensure it meets safety standards. The potential impact is determined to be less than significant.

iii. Schools?

Discussion: As a Community Park the proposed project will have no impact upon local or regional schools.

iv. Parks?

Discussion: As a Community Park the proposed project will add to the park land inventory, resulting in no impact upon the local parks.

v. Other public facilities?

Discussion: No other public facilities that are not otherwise discussed elsewhere in this study are expected to be impacted by the project.

XVI. 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 project is Phase One (15-acres) of a multi-phase 35-acre Community Park resulting in no impact to neighborhood or regional parks in the area.

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

Discussion: The project is the development of a 35-acre Community Park which will have a less than significant impact upon the environment.

XVII. TRANSPORTATION/TRAFFIC: Would the project:

1. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Discussion: The project will comply with Kerman’s policies and ordinances concerning the City’s circulation system, including transit, roadway, bicycle and pedestrian facilities. The proposed park will have a less than significant impact.

2. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)

Discussion: Compliance with Section 15064.3 is not required until September 2019. This section requires cities to assess potential circulation impacts using the Vehicles Miles Traveled method of measuring traffic impacts. For the time being, the City is utilizing the “Level of Service” method prescribed by the Kerman Circulation Element.

The trip generation analysis provided in Appendix B was generated for the entire 35-acre park. As shown in Table 1 of Appendix B, the use is projected to generate an average of 5 AM and 7 PM peak hour trips over the course of a typical week, which does not trigger the trip generation threshold for additional analysis. Therefore, development of the proposed park is expected to have a less than significant impact on trip generation on the surrounding roadway circulation network during typical weekday conditions.

3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion: There are no aspects of the project design that would increase hazards due to a design feature or incompatible uses resulting in no impact.
4. Result in inadequate emergency access?

   O  O  X  O

   **Discussion:** The project design has been reviewed by the Kerman Police Department and the North Central Fire District to ensure there is adequate emergency access into and from the site, resulting in a less than significant impact.

XVIII. TRIBAL CULTURAL RESOURCES

1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

      O  O  X  O

      **Discussion:** The site is not listed in the California Register of Historical Resources, or in any local register of historical resources. The site is flat and has been used for growing crops for decades. There are no waterways or other features on or adjacent the site that are typically known to have attracted settlement or other activities by Native Americans.

   ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

      O  O  X  O

      **Discussion:** As discussed above, there are no aspects of the site that indicate it has archaeological resources important to Native American tribes. The City conducted consultation with a list of tribes prepared by the Native American Heritage Commission, in compliance with the standards established by California Assembly Bill 52. No contact or request for consultations from tribes was received by the City.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:
1. Require or result in the relocation or the construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?

Discussion: The project will not require or result in the relocation or the construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, therefore any impacts are less than significant.

2. Are sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Discussion: See Section X.2. - The City of Kerman provides water service to developed properties within its city limits. In the vicinity of the site there is an existing twelve-inch water main at Goldenrod and California Avenues adjacent to the site, Well Site No. 17 is located several hundred feet from the project site. A water main has already been installed along the California Avenue frontage to serve the site.

The total production capacity of the City’s wells is approximately 6,700 gallons per minute (gpm), however booster pumps can increase pressure by an additional 4,000 gpm. The current static water level in the wells is 120 to 130 feet below ground level. According to city staff, the depth to groundwater in Kerman has remained fairly stable over the past 10 to 15 years.

The average daily water demand for 2015 (the most recent year for which data are available) was 897,000 gallons (compared with 1.168 million gallons in 2007 when the General Plan was adopted). This translates into 172 gallons per capita per day (versus 279 gallons per capita per day in 2007). This reduction in demand reflects the City’s aggressive efforts at water conservation. Parks average 1,000 gallons per day (GPD) per acre of water use, with the 15-acre Phase One to average 15,000 GPD, less the area of the ponding basin.

3. 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?

Discussion: Wastewater generated by the project can be accommodated by Kerman’s existing wastewater treatment plant and its existing capacity. As a community park the amount of effluent produced would have a less than significant impact.
The project will be required to install improvements to the sewer system, including a sewer main connection along the project’s California Avenue frontage with collection line(s) to the park. The project will also pay applicable impact fees to the City of Kerman. These fees are utilized by the City to make capital improvements to the sewer system.

4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

   O    O    X    O

**Discussion:** The City of Kerman contracts with Mid Valley Disposal (headquartered in Kerman) for solid waste and recycling collection services. Mid Valley Disposal hauls non-recyclable materials to American Avenue Landfill located southwest of Kerman, near the City of San Joaquin. According to information provided by Fresno County, the landfill has a life span of 24 to 32 years, depending on volumes of waste it receives.

Mid Valley Disposal also provides recycling and yard waste pickup that includes paper, glass, metals, plastics and compostable yard waste.

In 2017 the City was diverting approximately 52% of its solid waste stream through recycling and composting programs, thereby exceeding the State’s mandate that at least 50% of solid waste being diverted.

Development of the site will generate waste that is consistent with that generated by other existing park facilities. The park will utilize community recycling programs through the use of green waste and solid waste receptacles, resulting in a less than significant impact.

The project will also generate waste during construction of the proposed development, and the project contractor will be required to comply with California’s construction and demolition debris recycling requirements to ensure that recyclable/reusable materials are diverted from area landfills.

5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

   O    O    X    O

**Discussion:** All construction waste generated by development of the site will be recycled or disposed of properly. Future on-site waste materials will be subject to all City of Kerman solid waste and recycling programs, resulting in a less than significant impact.

**XX. WILDFIRE:** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

1. Substantially impair an adopted emergency response plan or emergency evacuation plan?
Discussion: The site is not located in or near any State responsibility areas or lands classified as very high fire hazard severity zone. There will be no impact.

2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? post-fire slope instability, or drainage changes?

Discussion: The project site is level and not subject to winds or other factors that would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Discussion: The site is level, not forested and therefore not subject to wildfire. No infrastructure will be required to mitigate the potential for wildfire.

4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Discussion: The site is level and not subject to flooding or landslides resulting from post-fire slope instability or slope changes.
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

1. Does the project have the potential to substantially 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, substantially 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?

   o   o   x   o

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)?

   o   o   x   o

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

   o   o   x   o

CHEECLIST PREPARED BY:

Andrew Chamberlain
Name

July 31, 2019
Date
Appendix A – CalEEMod

1.0 Project Characteristics

1.1 Land Usage

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1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use -

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Kerman Eastside Community Park - San Joaquin Valley Unified APCD Air District, Annual

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#### 3.0 Construction Detail

**Construction Phase**
### Offroad Equipment

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### 3.1 Mitigation Measures

#### 3.2 Demolition - 2019

#### Unmitigated Construction On-Site

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#### Mitigated Construction On-Site

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3.2 Demolition - 2019

**Mitigated Construction Off-Site**

| Category          | ROG  | NOx  | CO   | SO2  | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | N2O-CO2 | Total CO2 | CH4 | N2O | COde |
|-------------------|------|------|------|------|--------------|--------------|------------|---------------|--------------|------------|----------|---------|---------|----------|-----|-----|-------|
| Hauling - Vendor  | 0.000| 0.000| 0.000| 0.000| 0.000        | 0.000        | 0.000      | 0.000         | 0.000        | 0.000      | 0.000    | 0.000   | 0.000   | 0.000   | 0.000| 0.000| 0.000 |
| Vendor            | 0.000| 0.000| 0.000| 0.000| 0.000        | 0.000        | 0.000      | 0.000         | 0.000        | 0.000      | 0.000    | 0.000   | 0.000   | 0.000   | 0.000| 0.000| 0.000 |
| Total             | 9.73E-004| 7.20E-004| 7.70E-003| 2.00E-005| 1.20E-005| 1.00E-005| 2.00E-005| 1.00E-005| 1.00E-005| 1.00E-005| 6.10E-004| 1.71E-10| 1.71E-10| 1.00E-005| 0.000| 0.000| 1.71E-10|

3.3 Site Preparation - 2019

**Unmitigated Construction On-Site**

| Category          | ROG  | NOx  | CO   | SO2  | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | N2O-CO2 | Total CO2 | CH4 | N2O | COde |
|-------------------|------|------|------|------|--------------|--------------|------------|---------------|--------------|------------|----------|---------|----------|----------|-----|-----|-------|
| Fugitive Dust     | 0.003| 0.000| 0.000| 0.000| 0.000        | 0.000        | 0.000      | 0.000         | 0.000        | 0.000      | 0.000    | 0.000   | 0.000   | 0.000   | 0.000| 0.000| 0.000 |
| Hauling - Vendor  | 0.001| 0.000| 0.000| 0.000| 0.000        | 0.000        | 0.000      | 0.000         | 0.000        | 0.000      | 0.000    | 0.000   | 0.000   | 0.000   | 0.000| 0.000| 0.000 |
| Vendor            | 0.013| 0.010| 0.010| 0.000| 0.000        | 0.000        | 0.000      | 0.000         | 0.000        | 0.000      | 0.000    | 0.000   | 0.000   | 0.000   | 0.000| 0.000| 0.000 |
| Total             | 0.021| 0.020| 0.010| 0.000| 0.000        | 0.000        | 0.000      | 0.000         | 0.000        | 0.000      | 0.000    | 0.000   | 0.000   | 0.000   | 0.000| 0.000| 0.000 |
### 3.3 Site Preparation - 2019

#### Unmitigated Construction Off-Site

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#### Mitigated Construction On-Site

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### 3.3 Site Preparation - 2019

**Mitigated Construction Off-Site**

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### 3.4 Grading - 2019

**Unmitigated Construction On-Site**

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Note: MGD = Million Gallons per Day; MTPY = Million Tons per Year; CO2e = Carbon Dioxide Equivalent; CH4 = Methane; NOx = Nitrogen Oxides; CO = Carbon Monoxide; SO2 = Sulphur Dioxide; ROG = Respirable Organic Generated; PM10 = Particulate Matter 10 microns; PM2.5 = Particulate Matter 2.5 microns; GPA = General Plan Amendment; Prezone = Prezone Annexation; Certifying MND = Certificate of MND.
### 3.4 Grading - 2019

#### Unmitigated Construction Off-Site

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#### Mitigated Construction On-Site

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### 3.4 Grading - 2019

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### 3.5 Building Construction - 2019

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#### Mitigated Construction Off-Site

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### Unmitigated Construction Off-Site

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### 3.5 Building Construction - 2019

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### 3.5 Building Construction - 2020

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### 3.5 Building Construction - 2020

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#### Mitigated Construction On-Site

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### 3.5 Building Construction - 2020

**Mitigated Construction Off-Site**

| Category   | ROG  | NOx  | CO   | SO2  | Fugitive PM10 | Excessive PM10 | PM10 Total | Fugitive PM2.5 | Excessive PM2.5 | PM2.5 Total | Bio-CO2 | BNet-CO2 | Total CO2 | CH4  | N2O  | CO2e  |
|------------|------|------|------|------|--------------|----------------|------------|--------------|----------------|-------------|-----------|---------|----------|----------|------|------|-------|
|           |      |      |      |      |              |                |            |              |                |             |           |         |          |         |      |      |       |
| Hauling   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000         | 0.000          | 0.000      | 0.000        | 0.000          | 0.000       | 0.000    | 0.000   | 0.000    | 0.000   | 0.000 | 0.000 | 0.000 |
| Vendor    | 0.046 | 1.546 | 3.291 | 1.460 | 0.039         | 0.073          | 0.023      | 0.039        | 0.073          | 0.023       | 0.086    | 0.000   | 0.000    | 0.000   | 0.000 | 0.000 | 0.000 |
| Worker    | 0.189 | 0.189 | 0.195 | 0.200 | 0.030         | 0.030          | 0.030      | 0.030        | 0.030          | 0.030       | 0.060    | 0.000   | 0.000    | 0.000   | 0.000 | 0.000 | 0.000 |
| Total     | 0.315 | 1.916 | 5.777 | 4.880 | 0.869         | 0.869          | 0.869      | 0.869        | 0.869          | 0.869       | 1.698    | 0.000   | 0.000    | 0.000   | 0.000 | 0.000 | 0.000 |

### 3.6 Paving - 2020

**Unmitigated Construction On-Site**

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3.6 Paving - 2020

**Unmitigated Construction Off-Site**

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**Mitigated Construction On-Site**

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### 3.6 Paving - 2020

**Mitigated Construction Off-Site**

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### 3.7 Architectural Coating - 2020

**Unmitigated Construction On-Site**

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### 3.7 Architectural Coating - 2020

#### Unmitigated Construction Off-Site

| Category   | ROG | NOX | CO | SO2 | Fugitive PM10 | Exhaust PM10 | TNOx Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|------------|-----|-----|----|-----|---------------|--------------|------------|---------------|--------------|-------------|-----------|---------|----------|----------|-----|-----|------|
| Heating    | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Vent      | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Winter    | 1.796kW | 4.000kW | 4.200kW | 1.000kW | 1.000kW | 1.000kW | 3.000kW | 1.000kW | 3.000kW | 1.000kW | 0.000 | 1.2801 | 1.2801 | 3.000kW | 0.000 | 1.2801 |
| Total     | 0.796kW | 4.000kW | 4.200kW | 1.000kW | 1.000kW | 1.000kW | 3.000kW | 1.000kW | 3.000kW | 1.000kW | 0.000 | 1.2801 | 1.2801 | 3.000kW | 0.000 | 1.2801 |

#### Mitigated Construction On-Site

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<th>SO2</th>
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### 3.7 Architectural Coating - 2020

**Mitigated Construction On-Site**

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### 3.7 Architectural Coating - 2021

**Unmitigated Construction On-Site**

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3.7 Architectural Coating - 2021

### Unmitigated Construction Off-Site

| Category     | ROG | NOx | CO   | SO2  | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NH3-CO2 | Total CO2 | CH4  | N2O  | CO2e  |
|--------------|-----|-----|------|------|---------------|--------------|------------|---------------|---------------|------------|----------|-------|--------|----------|------|------|-------|
|              |     |     |      |      |               |              |            |               |               |            |          |       |        |          |      |      |       |
|              | 0.000 | 0.000 | 0.000 | 0.000 | 0.000         | 0.000        | 0.000      | 0.000         | 0.000         | 0.000      | 0.000   | 0.000 | 0.000 | 0.000   |      |      |       |
|              | 0.000 | 0.000 | 0.000 | 0.000 | 0.000         | 0.000        | 0.000      | 0.000         | 0.000         | 0.000      | 0.000   | 0.000 | 0.000 | 0.000   |      |      |       |
|              | 2.400×10^-6 | 0.0175 | 0.0200×10^-3 | 0.0200×10^-3 | 4.000×10^-4 | 0.000        | 0.000      | 0.000         | 0.000         | 0.000      | 1.540×10^-4 | 4.864 | 4.084 | 8.948  | 0.000 |      |       |
| **Total**    | 2.400×10^-6 | 1.730×10^-3 | 0.0175 | 0.0200×10^-3 | 0.0200×10^-3 | 4.000×10^-4 | 0.000      | 0.000         | 0.000         | 0.000      | 1.540×10^-4 | 4.864 | 4.084 | 8.948  | 0.000 | 3.000 | 4.073 |

### Mitigated Construction On-Site

| Category     | ROG | NOx | CO   | SO2  | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NH3-CO2 | Total CO2 | CH4  | N2O  | CO2e  |
|--------------|-----|-----|------|------|---------------|--------------|------------|---------------|---------------|------------|----------|--------|----------|----------|------|------|-------|
|              |     |     |      |      |               |              |            |               |               |            |          |        |          |          |      |      |       |
|              | 0.000 | 0.000 | 0.000 | 0.000 | 0.000         | 0.000        | 0.000      | 0.000         | 0.000         | 0.000      | 0.000   | 0.000 | 0.000 | 0.000   |      |      |       |
|              | 0.000 | 0.000 | 0.000 | 0.000 | 0.000         | 0.000        | 0.000      | 0.000         | 0.000         | 0.000      | 0.000   | 0.000 | 0.000 | 0.000   |      |      |       |
|              | 1.750×10^-6 | 0.0125 | 0.0148 | 0.0160×10^-3 | 2.000×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 2.005 | 2.014 | 4.019  | 0.000 | 2.005 | 2.019 |
| **Total**    | 1.750×10^-6 | 0.0125 | 0.0148 | 0.0160×10^-3 | 2.000×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 7.500×10^-4 | 2.005 | 2.014 | 4.019  | 0.000 | 2.005 | 2.019 |
3.7 Architectural Coating - 2021

Mitigated/Construction Off-Site

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4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile
4.2 Trip Summary Information

| Category | ROG | NOx | CO | SO2 | PM2.5 Total | PM10 Total | Fugitive PM10 | Exhaust PM10 | Fugitive PM2.5 | Exhaust PM2.5 | Bio-CO2 | NH3- CO2 | Total CO2 | CH4 | N2O | CO2
|----------|-----|-----|----|-----|-------------|-------------|---------------|-------------|---------------|-------------|--------|---------|----------|-----|-----|-----
| Mitigated | 0.042 | 0.028 | 0.413 | 0.101 | 0.109 | 0.027 | 0.022 | 1.580 | 0.027 | 1.580 | 0.027 | 0.000 | 185.627 | 185.627 | 0.012 | 0.000 | 185.627
| Unmitigated | 0.045 | 0.028 | 0.413 | 0.101 | 0.109 | 0.027 | 0.022 | 1.580 | 0.027 | 1.580 | 0.027 | 0.000 | 185.627 | 185.627 | 0.012 | 0.000 | 185.627

4.3 Trip Type Information

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4.4 Fleet Mix

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5.0 Energy Detail

Historical Energy Use: N
### 5.1 Mitigation Measures Energy

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#### 5.2 Energy by Land Use - Natural Gas

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### 5.2 Energy by Land Use - Natural Gas

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#### Mitigated

### 5.3 Energy by Land Use - Electricity

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5.3 Energy by Land Use - Electricity

**Mitigated**

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</tr>
</tbody>
</table>

6.0 Area Detail

6.1 Mitigation Measures Area

<table>
<thead>
<tr>
<th>Category</th>
<th>NOx</th>
<th>CO2</th>
<th>SO2</th>
<th>Fugitive PM2.5</th>
<th>Fugitive PM10</th>
<th>Exhaled PM2.5</th>
<th>Exhaled PM10</th>
<th>PM2.5 Total</th>
<th>PM2.5 Total Mitigated</th>
<th>PM2.5 Total Unmitigated</th>
<th>CH4</th>
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<tbody>
<tr>
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6.2 Area by SubCategory

<table>
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<tr>
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<th>ROG</th>
<th>NOx</th>
<th>CO</th>
<th>SO2</th>
<th>Fugitive PM10</th>
<th>Emissions PM10</th>
<th>PM10 Total</th>
<th>Fugitive PM2.5</th>
<th>Emissions PM2.5</th>
<th>PM2.5 Total</th>
<th>Non CO2</th>
<th>CO2-Non CO2</th>
<th>Total CO2</th>
<th>CO</th>
<th>NOx</th>
<th>CO2</th>
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<tbody>
<tr>
<td>Architectural Coatling</td>
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Mitigated

<table>
<thead>
<tr>
<th>SubCategory</th>
<th>ROG</th>
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<th>CO</th>
<th>SO2</th>
<th>Fugitive PM10</th>
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<th>PM10 Total</th>
<th>Fugitive PM2.5</th>
<th>Emissions PM2.5</th>
<th>PM2.5 Total</th>
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<th>CO2-Non CO2</th>
<th>Total CO2</th>
<th>CO</th>
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<th>CO2</th>
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</table>

7.0 Water Detail
7.1 Mitigation Measures Water

<table>
<thead>
<tr>
<th>Category</th>
<th>CO2</th>
<th>CH4</th>
<th>N2O</th>
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<tr>
<td>Mitigated</td>
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</table>

7.2 Water by Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Index/Out Doors Use</th>
<th>Total CO2</th>
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</table>
7.2 Water by Land Use

Mitigated

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Mgt</th>
<th>M/yr</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Park</td>
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<tr>
<td>Total</td>
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8.0 Waste Detail

8.1 Mitigation Measures Waste

<table>
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<tr>
<th>Category</th>
<th>Year</th>
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<th>CH4</th>
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8.2 Waste by Land Use

**Unmitigated**

<table>
<thead>
<tr>
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<th>N2O</th>
<th>CO2e</th>
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</thead>
<tbody>
<tr>
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</tr>
<tr>
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<td>0.0180</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
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</table>

**Mitigated**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Waste Deposited</th>
<th>Total CO2</th>
<th>CH4</th>
<th>N2O</th>
<th>CO2e</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Parks</td>
<td>0.2750</td>
<td>0.0180</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
</tr>
<tr>
<td>Total</td>
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9.0 Operational Offroad

10.0 Stationary Equipment

**Fire Pumps and Emergency Generators**

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Number</th>
<th>Hour/Day</th>
<th>Hour/Year</th>
<th>Horse Power</th>
<th>Load Factor</th>
<th>Fuel Type</th>
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</thead>
</table>

**Boilers**

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Number</th>
<th>Heat Input/Day</th>
<th>Heat Input/Year</th>
<th>Boiler Rating</th>
<th>Fuel Type</th>
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</table>

**User Defined Equipment**

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Number</th>
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</thead>
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11.0 Vegetation
5.2 Appendix B – Traffic Assessment

Memorandum

July 26, 2019

To: Andy Chamberlain  
Collins & Schoettler Planning  
Consultants

Project:  
Focused Trip Generation Analysis –  
Proposed Park in the City of Kerman  
(East Side Community Park)

From: Gary Mills, Joe Ramirez  
Ref/Job No.: 11199653

CC: Karl Schoettler, C&S  
File No.: C11199653MEM001.DOCX

Subject: Trip Generation Analysis

Purpose

The purpose of this Memorandum is to prepare a trip generation analysis, or assessment, of proposed land uses using AM, PM and daily trip generation. The proposed project is a city park development in the City of Kerman located at the corner of California Avenue and Goldenrod Avenue. Figure 1 identifies the proposed project location. The proposed development, Eastside Community Park, will encompass 35 acres that will include but are not limited to the following park characteristics (Attachment A):

- Community Garden
- Lake
- Windmill
- Splash Park
- Picnic Shelters
- Play Area
- Basketball
- Multi-Use Fields

Existing Use

Currently, this property is vacant. According to the City of Kerman General Plan Map (Attachment B), the vacant lot is designated “Parks” and is within the 2017 growth limit and sphere of influence of the City. Additionally, the City of Kerman General Plan Parks Map (Attachment C) identifies this site as a future parks and is consistent with the 2007 Kerman General Plan Update policies and action programs.

Trip Generation Methodology

Today’s standard practices used to develop trip generation rates for land uses is derived from the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE). Many versions have been published with the most recent being the 10th Edition. For this study, GHD assumed that the existing use is relevant to Public Park, ITE Land Use code 411.
ITE Land Use 411: Public Park description is as follows:

Public parks are owned and operated by a municipal, county, state or federal agency. The parks
surveyed vary widely as to location, type, and number of facilities, including boating or swimming
facilities, beaches, hiking trails, ball fields, soccer fields, camp sites, and picnic facilities. Seasonal use
of the individual sites differs widely as a result of the varying facilities and local conditions, such as
weather. For example, some of the sites are used primarily for boating or swimming; others are used for
softball games. Soccer complex (Land Use 488) is a related use.

[Note: The percentage of the park area that is used most intensively varies considerably within the
studies contained in this land use; therefore, caution should be used when using acres as an
independent variable.]

Table 1 summarizes ITE Trip Generation (10th Edition) Land Use 411. Table 1 identifies average trip
generation rate by time of day for peak hour of generator, i.e., the hour of highest volume of traffic entering
and exiting the site during the AM or PM peak hour period on a weekday. Additionally, Saturday and Sunday
of the peak hour generator, i.e., the hour with the highest volume of traffic entering and exiting a site, that is
anticipated during the AM or PM peak hour period is also identified in Table 1.

Trip Generation Calculations

Table 1 identifies the estimated trip generation of the project’s land-use based upon data presented in ITE Trip
Generation (10th Edition). For this project, trip generation rates for ITE land use code 411 (Public Park) was
applied to obtain the project trips contained in the Table 1.

<p>| Table 1 |</p>
<table>
<thead>
<tr>
<th>Proposed Trip Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Category (ITE Code)</strong></td>
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<tr>
<td></td>
</tr>
<tr>
<td>Public Park (411) – weekday</td>
</tr>
<tr>
<td>Public Park (411) – weekend</td>
</tr>
<tr>
<td>Public Park (411) – weekend</td>
</tr>
<tr>
<td>Public Park (411) – weekend</td>
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<tr>
<td>Public Park (411) – weekend</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th><strong>Amount</strong></th>
<th><strong>Daily Trips</strong></th>
<th><strong>AM Peak Hour Trips</strong></th>
<th><strong>PM Peak Hour Trips</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Eastside Community Park</td>
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<td>27</td>
<td>5</td>
<td>4</td>
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<tr>
<td>Weekend (Saturday)</td>
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<td>Weekend (Sunday)</td>
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<td>—</td>
</tr>
<tr>
<td>Weekend (Saturday)</td>
<td>35</td>
<td>33</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Weekend (Sunday)</td>
<td>35</td>
<td>32</td>
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</tr>
</tbody>
</table>

| **Average Daily Peak Hour Trips** | 48 | 5 | 4 | 2 | 7 | 3 | 4 |

As indicated in Table 1, this project is estimated to generate an average of 48 daily trips, including 5 AM and 7 PM peak hour trips during a typical week.

Conclusions

Generally, traffic impact studies are required if the peak hour is expected to generate 100 or more peak hour trips. For example, Caltrans Guide to Preparation of Traffic Impact Studies (December 2002), indicates the following trip generation threshold to determine if further analysis, such as development of a Traffic Impact Study, is necessary:

1. Generates over 100 peak hour trips assigned to a State highway facility.
2. Generates 50 to 100 peak hour trips assigned to a State highway facility – and, affected State highway facilities are experiencing noticeable delay, approaching unstable traffic flow conditions (LOS "C" or "D").
3. Generates 1 to 49 peak hour trips assigned to a State highway facilities experiencing significant delay, unstable or forced traffic flow conditions (LOS "E" or "F").

As shown in Table 1, the existing use is projected to generate an average of 5 AM and 7 PM peak hour trips over the course of a typical week, which does not trigger the trip generation threshold for additional analysis. Therefore, development of the proposed park is expected to have a less than significant impact on trip generation on the surrounding roadway circulation network during typical weekday conditions.
Attachments
Attachment A – Eastside Community Park Site Plan
Attachment B – City of Kerman General Plan Map
Attachment C – City of Kerman General Plan Parks Map
Attachment A:
Eastside Community Park Site Map
ATTACHMENT B:

City of Kerman General Plan Map
ATTACHMENT C:

City of Kerman General Plan Parks Plan