

Initial Study/Mitigated Negative Declaration

## Self Help Enterprises Farmersville Village

Prepared for:



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## PROJECT INFORMATION

This document is the Initial Study/Mitigated Negative Declaration on the potential environmental effects of the City of Farmersville (City) Self Help Enterprises Farmersville Village (Project). The City of Farmersville will act as the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Copies of all materials referenced in this report are available for review in the project file during regular business hours at 909 W. Visalia Road, Farmersville, CA 93223.

### Project title

Self Help Enterprises Self Help Village

### Lead agency name and address

City of Farmersville

909 W. Visalia Road

Farmersville, California 93223

### Contact person and phone number

Karl Schoettler, City Planner

City of Farmersville: (559) 734-8737 ext. 8032

### Project location

The City of Farmersville is located in Tulare County in the northern part of the San Joaquin Valley, east of the City of Visalia (see Figure 1). The 5.47-acre Project site is located just east of the corner of E. Walnut Street and Farmersville Blvd (see Figure 2) and the site would occupy Assessor Parcel (APN) 129-010-016. State Route 198 runs east-west, approximately one mile north of the Project site.

Figure 1 – Location





Figure 2 – Site Aerial



## Project sponsor's name/address

Self Help Enterprises  
8445 W. Elowin Court  
Visalia, CA 93291

## General plan designation

General Commercial

## Zoning

C-G

## Project Description

The Farmersville Village Project (proposed Project) consists of the change of land use and zone designation to allow for the development of a two-phase, 108-unit multi-family residential development on 5.47 acres of land (see Figure 3). The site is currently zoned C-G with a General Plan Designation of General Commercial. As a part of the Project, the Land Use Map of the Farmersville General Plan would be amended to change the land use designation of the parcel to multi-family residential and the zone would be changed to RM-2.5 (multi-family residential) which would be consistent with the General Plan land use designation. The proposed Project also includes a Parcel Map to split the residential development site from the remaining commercial land that fronts Farmersville Blvd.

The proposed Project will be constructed in two phases. The first phase will build out the northern 2.75 acres and include a 3,000 square foot community building, a children's playground, nine residential buildings and 80 parking spaces. Phase two will build out the remaining 2.99 acres and will consist of 9 additional residential buildings, a basketball court and 85 parking spaces.

The Self-Help Enterprises Farmersville Village would provide affordable housing to the City of Farmersville. The Project would be financed through the Affordable Housing and Sustainable Communities 2020 (AHSC) and Low-Income Housing Tax Credits. As part of the AHSC program, the proposed Project will be designed to ultimately reduce the community's greenhouse gas emissions. The development will be professionally managed, and residents of Farmersville Village will be provided with free bus passes and will have access to 20 shareable vehicles for daily needs.

## Surrounding Land Uses/Existing Conditions

The proposed Project site is currently vacant land. The property has vegetation cover of primarily non-native weeds and grasses and is highly disturbed. The site is disked regularly for weed control.

Lands surrounding the proposed Project are described as follows:

- North: A Rite Aid Pharmacy and vacant land zoned commercial.
- South: Extension Ditch and south of that is Veterans Memorial Park.
- East: Vacant land zoned as Public/Quasi-Public and Farmersville High School.
- West: Vacant land zoned as general commercial and a convenience store/gas station, tire shop and a Jack in the Box. West of Farmersville Blvd. is a strip mall with an auto parts store, a dollar store and a restaurant.

## Other Public Agencies Involved

- The adoption of a Mitigated Negative Declaration by the City of Farmersville
- Approval of a General Plan Amendment by the City of Farmersville
- Approval of a Zone Change by the City of Farmersville
- Approval of a Site Plan Review by the City of Farmersville
- Approval of a Parcel Map by the City of Farmersville
- Approval of Building Permits by the City of Farmersville
- Approval of a Stormwater Pollution Prevention Plan by the Central Valley Regional Water Quality Control Board
- Dust Control Plan Approval letter from the San Joaquin Valley Air Pollution Control District
- Compliance with other federal, state and local requirements.

## Tribal Consultation

The City of Farmersville has not received any project-specific requests from any Tribes in the geographic area with which it is traditionally and culturally affiliated with or otherwise to be notified about projects in the City of Farmersville.



Figure 3 – Site Plan



# ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture Resources<br>and Forest Resources | <input type="checkbox"/> Air Quality   |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy  |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Greenhouse Gas<br>Emissions                   | <input type="checkbox"/> Hazards &<br>Hazardous<br>Materials                 |
| <input type="checkbox"/> Hydrology / Water<br>Quality    | <input type="checkbox"/> Land Use / Planning                           | <input type="checkbox"/> Mineral Resources                                   |
| <input type="checkbox"/> Noise                           | <input type="checkbox"/> Population / Housing                          | <input type="checkbox"/> Public Services                                     |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                                | <input type="checkbox"/> Tribal Cultural<br>Resources                        |
| <input type="checkbox"/> Utilities / Service<br>Systems  | <input type="checkbox"/> Wildfire                                      | <input checked="" type="checkbox"/> Mandatory<br>Findings of<br>Significance |

# DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

*Karl Schoettler*

Karl Schoettler

City Planner

City of Farmersville

November 4, 2019

Date

# ENVIRONMENTAL CHECKLIST

## I. AESTHETICS

### Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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 regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## RESPONSES

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

**Less than Significant Impact.** The proposed Project includes the construction of a 108-unit apartment complex with a playground, community center, and the improvements associated with a new residential development, including lighting and site landscaping. The structures will be double story in height and will conform to design standards set forth by the City’s General Plan and Zoning Ordinance (see Figure



4). The proposed Project site is located in an area that is largely surrounded by urban uses and will not result in a use that is visually incompatible with the surrounding area.

**Figure 4 – Building Elevations**



The City of Farmersville General Plan does not identify any scenic vistas within the Project area. A scenic vista is generally considered a view of an area that has remarkable scenery or a resource that is indigenous to the area.

Construction activities will be visible from the adjacent roadsides; however, the construction activities will be temporary in nature and will not affect a scenic vista. The impact will be *less than significant*.

**Mitigation Measures:** None are required.

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

**Less than Significant Impact.** There are no state designated scenic highways within the immediate proximity to the Project site. California Department of Transportation Scenic Highway Mapping System identifies SR 198 east of SR 99 as an Eligible State Scenic Highway. This is the closest highway, located approximately one mile north of the Project site; however, the Project site is both physically and visually separated from SR 198 by intervening land uses. In addition, no scenic highways or roadways are listed within the Project area in the City of Farmersville’s General Plan or Tulare County’s General Plan. Based on the National Register of Historic Places (NRHP) and the City’s General Plan, no historic buildings exist on the Project site. The proposed Project would not damage any trees, rock outcroppings or historic buildings within a State scenic highway corridor. Any impacts would be considered *less than significant*.

**Mitigation Measures:** None are required.

c. 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 regulations governing scenic quality?

**Less than Significant Impact.** Site construction will include residences, a community center, a playground, internal access roads, lighting and site landscaping. The residences will be multi-family and will conform to design standards set forth by the City’s General Plan and Zoning Ordinance. The proposed Project site is located in an area that is substantially surrounded by urban uses, including commercial, agricultural, and Farmersville High School, and as such, will not result in a use that is visually incompatible with the surrounding area. The proposed Project will not substantially degrade the existing visual character or quality of the area or its surroundings.

The impact will be *less than significant*.

**Mitigation Measures:** None are required.

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

**Less Than Significant Impact.** Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments; however, these lights have the potential to produce spillover light and glare and waste energy, and if designed incorrectly, could be considered unattractive. Light that falls beyond the intended area is referred to as “light trespass.” Types of light trespass include spillover light and glare.

Minimizing all these forms of obtrusive light is an important environmental consideration. A less obtrusive and well-designed energy efficient fixture would face downward, emit the correct intensity of light for the use, and incorporate energy timers.

Spillover light is light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited. Spillover light can adversely affect light-sensitive uses, such as residential neighborhoods at nighttime. Because light dissipates as it travels from the source, the intensity of a light fixture is often increased at the source to compensate for the dissipated light. This can further increase the amount of light that illuminates adjacent uses. Spillover light can be minimized by using only the level of light necessary, and by using cutoff type fixtures or shielded light fixtures, or a combination of fixture types.

Glare results when a light source directly in the field of vision is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as discomfort glare, or it may diminish the ability to see other objects in the darkened environment, referred to as disability glare. Glare can be reduced by design features that block direct line of sight to the light source and that direct light downward, with little or no light emitted at high (near horizontal) angles, since this light would travel long distances. Cutoff-type light fixtures minimize glare because they emit relatively low-intensity light at these angles.

Currently the sources of light in the Project area are from streetlights, the vehicles traveling along Farmersville Road and Walnut Avenue, and security lighting at the neighboring commercial buildings and high school. The Project would necessitate street lighting and such lighting that would be subject to City standards. Accordingly, potential impacts would be considered *less than significant*.

**Mitigation Measures:** None are required.

## II. AGRICULTURE AND FOREST RESOURCES

### Would the project:

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



## RESPONSES

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

**No Impact.** The Project site is located in an area of the City considered vacant or disturbed by the State Farmland Mapping and Monitoring Program.<sup>1</sup> No *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance* or land under the Williamson Act contracts occurs in the Project area. Therefore, no land conversion from Farmland would occur for the Project. Surrounding land uses include residential, commercial, and agricultural uses, as the proposed Project is on the western edge of the City. The proposed site is planned for urban development and as such, the proposed Project does not have the potential to result in the conversion of Farmland to non-agricultural uses or forestland uses to non-forestland. There is *no impact*.

**Mitigation Measures:** None are required.

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

**No Impact.** The Project site is not zoned for agriculture nor is the site covered by a Williamson Act contract; no impacts would occur. The Project is not zoned for forestland and does not propose any zone changes related to forest or timberland. There is *no impact*.

**Mitigation Measures:** None are required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

**No Impact.** The Project is not zoned for forestland and does not propose any zone changes related to forest or timberland. There is *no impact*.

**Mitigation Measures:** None are required.

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<sup>1</sup> California Department of Conservation Division of Land Resource Protection. Farmland Mapping and Monitoring Program. [file:///C:/Users/Emily%20Bowen/Downloads/tul16\\_no.pdf](file:///C:/Users/Emily%20Bowen/Downloads/tul16_no.pdf). Accessed October 2019.

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

**No Impact.** No conversion of forestland, as defined under Public Resource Code or General Code, as referenced above, would occur as a result of the Project. There is *no impact*.

**Mitigation Measures:** None are required.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

**No Impact.** No land conversion from Farmland would occur for the Project. Surrounding land uses include residential, commercial, a high school, and agriculture. The proposed Project site is zoned and designated for urban development and as such, does not have the potential to result in the conversion of Farmland to non-agricultural uses or forestland uses to non-forestland. There is *no impact*.

**Mitigation Measures:** None are required.

### III. AIR QUALITY

#### Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### RESPONSES

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

**Less than Significant Impact.** The San Joaquin Valley Air Basin (SJVAB) is designated nonattainment of state and federal health-based air quality standards for ozone and PM<sub>2.5</sub>. The SJVAB is designated nonattainment of state PM<sub>10</sub>. 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<sub>10</sub> Maintenance Plan and Request for Redesignation; and
- 2008 PM<sub>2.5</sub> Plan.

Because of the region's non-attainment status for ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>, if the project-generated emissions of either of the ozone precursor pollutants (ROG or NO<sub>x</sub>), PM<sub>10</sub>, or PM<sub>2.5</sub> 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.

As discussed in Impact c), below, predicted construction and operational emissions would not exceed the SJVAPCD's significance thresholds for ROG, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. 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. Additionally, the Project would comply with all applicable rules and regulations. Therefore, this impact is *less than significant*.

**Mitigation Measures:** None are required.

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?

**Less than Significant Impact.** Because ozone is a regional pollutant<sup>2</sup>, the pollutants of concern for localized impacts are CO and fugitive PM<sub>10</sub> dust from construction. Ozone and PM<sub>10</sub> exhaust impacts are addressed under Impact c), below. The proposed Project would not result in localized CO hotspots or PM<sub>10</sub> impacts, as discussed below. Therefore, the proposed Project would not violate an air quality standard or contribute to a violation of an air quality standard in the Project area.

### Localized PM<sub>10</sub>

Localized PM<sub>10</sub> would be generated by proposed Project construction activities, which would include earth-disturbing activities. The SJVAPCD indicates that all control measures in Regulation VIII are required for all construction sites by regulation. The SJVAPCD's Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI) lists additional measures that may be required of very large projects or projects close to sensitive receptors.<sup>3</sup> If all appropriate "enhanced control measures" in the GAMAQI are not implemented for very large projects or those close to sensitive receptors, then construction impacts would be considered significant (unless the Lead Agency provides a satisfactory detailed explanation as to why a specific measure is unnecessary). The GAMAQI also lists additional control measures (Optional Measures) that may be implemented if further emission reductions are deemed necessary by the Lead

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<sup>2</sup> San Joaquin Valley Air Pollution Control District. Air Quality Plans. Ozone Plans, 8-hour ozone standard. [https://www.valleyair.org/Air\\_Quality\\_Plans/Ozone\\_Plans.htm](https://www.valleyair.org/Air_Quality_Plans/Ozone_Plans.htm). Accessed October 2019.

<sup>3</sup> San Joaquin Valley Air Pollution Control District. Guidance for Assessing and Mitigating Air Quality Impacts. March 19, 2015. [http://www.valleyair.org/transportation/GAMAQI\\_3-19-15.pdf](http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf). Accessed October 2019.



Agency. The SJVAPCD's Regulation VIII (Fugitive PM<sub>10</sub> Prohibitions) has been updated and expanded since the GAMAQI guidance was written in 2002. Regulation VIII now includes the "enhanced control measures" contained in the GAMAQI.

The proposed Project would comply with the SJVAPCD's Regulation VIII dust control requirements during any proposed construction (including Rules 8011, 8031, 8041, and 8071). Compliance with this regulation would reduce the potential for significant localized PM<sub>10</sub> impacts to *less than significant* levels.

### CO Hotspot

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, or substantially contribute to, additional 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. Impacts are considered *less than significant*.

**Mitigation Measures:** None are required.

#### c. Expose sensitive receptors to substantial pollutant concentrations?

**Less than Significant Impact.** The nonattainment pollutants for the SJVAPCD are ozone, PM<sub>10</sub> and PM<sub>2.5</sub>. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM<sub>10</sub>, and PM<sub>2.5</sub>. Ozone is a regional pollutant formed by chemical reaction in the atmosphere, and the Project's incremental increase in ozone precursor generation is used to determine the potential air quality impacts, as set forth in the GAMAQI.

The annual significance thresholds to be used for the Project for construction and operational emissions are as follows<sup>4</sup>:

- 100 tons per year CO;
- 10 tons per year NO<sub>x</sub>;

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<sup>4</sup> San Joaquin Valley Air Pollution Control District. March 19, 2015. Guide for Assessing and Mitigating Air Quality Impacts. [http://www.valleyair.org/transportation/GAMAQI\\_3-19-15.pdf](http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf). Page 80. Accessed October 2019.

- 10 tons per year ROG;
- 27 tons per year SO<sub>x</sub>;
- 15 tons per year PM<sub>10</sub>; and
- 15 tons per year PM<sub>2.5</sub>.

The estimated annual operational emissions are shown below. The California Emissions Estimator (CalEEMod), Version 2016.3.2, was used to estimate construction and operational (vehicle trips) emissions resulting from the development of 108 multi-family residential units. The modeling results are provided in Table 1 and the CalEEMod output files are provided in Appendix A.

**Table 1**  
**Proposed Project Construction and Operation Emissions**

	VOC/ROG (tons/year) (tons/year)	NO <sub>x</sub> (tons/year )	PM <sub>10</sub> (tons/year)	PM <sub>2.5</sub> (tons/year)	Total CO2 (MT/year)
Maximum annual construction emissions 2020-2021	1.05	3.03	0.43	0.26	452.04
Annual operational emissions	0.82	2.99	0.92	0.27	1,514.6
Annual Threshold of Significance	10	10	15	15	--
<b>Significant?</b>	No	No	No	No	--

Any impacts would be considered *less than significant*.

**Mitigation Measures:** None are required.

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

**Less than Significant Impact.** The proposed Project would not expose sensitive receptors to substantial concentrations of localized PM<sub>10</sub>, carbon monoxide, diesel particulate matter, or hazardous pollutants, naturally occurring asbestos, or valley fever, as discussed below.

#### **Localized PM<sub>10</sub>**

As shown in Response III-b, above, the Project would not generate a significant impact for construction-generated, localized PM<sub>10</sub>. Therefore, the Project would not expose sensitive receptors to unhealthy levels of PM<sub>10</sub>.

#### **PM Hotspot**

A PM<sub>2.5</sub> and PM<sub>10</sub> Hotspot Analysis is not required for the Project because it is not a Project of Air Quality Concern (POAQC).

### Carbon Monoxide Hotspot

As discussed in Impact b), above, the Project would not generate a CO hotspot. The proposed Project implementation would not reduce the level of service on the surrounding roadways causing slow moving or idling cars. Therefore, the Project would not expose sensitive receptors to unhealthy levels of CO.

### Naturally Occurring Asbestos

The Department of Conservation, Division of Mines and Geology published a guide entitled A General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, for generally identifying areas that are likely to contain naturally occurring asbestos. The guide includes a map of areas where formations containing naturally occurring asbestos in California are likely to occur. Foothill areas within Tulare County are identified as areas with ultramafic rocks. The proposed Project lies on the Valley floor and for this reason, the Project is not anticipated to expose workers or nearby receptors to naturally occurring asbestos.

If the proposed Project were to result in a sensitive odor receptor being located in the vicinity of an undesirable odor generator, the impact would be considered significant. The SJVAPCD regulates odor sources through its nuisance rule, Rule 4102, but has no quantitative standards for odors. The SJVAPCD presents a list of project screening trigger levels for potential odor sources in the GAMAQI. If the project were to result in sensitive receptors being located closer to an odor generator in the list in Table 2 than the recommended distances, a more detailed analysis including a review of SJVAPCD odor complaint records is recommended.

**Table 2**  
**Screening Levels for Potential**  
**Odor Sources<sup>5</sup>**

<b>Odor Generator</b>	<b>Distance (Miles)</b>
Wastewater Treatment Facilities	2
Sanitary Landfill	1
Transfer Station	1
Composting Facility	1
Petroleum Refinery	2
Asphalt Batch Plant	1

<sup>5</sup> San Joaquin Valley Air Pollution Control District. Current District Rules and Regulations. <http://www.valleyair.org/rules/1ruleslist.htm#reg8>. Accessed October 2019.

Odor Generator	Distance (Miles)
Chemical Manufacturing	1
Fiberglass Manufacturing	1
Painting/Coating Operations (e.g., auto body shop)	1
Food Processing Facility	1
Feed Lot/Dairy	1
Rendering Plant	1

Significant odor problems are defined as:

- More than one confirmed complaint per year averaged over a three-year period; or
- Three unconfirmed complaints per year averaged over a three-year period.

The proposed Project would allow for the residential development within the Project area. These land uses are not considered sources of objectionable odors. Therefore, objectionable odors are not expected to be a significant concern during either proposed Project construction related or operational emissions. As such, any impacts would be considered *less than significant*.

**Mitigation Measures:** None are required.



IV. BIOLOGICAL RESOURCES

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ☐ ☐ ☒ ☐
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☐ ☒

RESPONSES

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**Less than Significant Impact with Mitigation.** The site is vacant and is regularly disked for weed control. No habitat for sensitive species exists on site; however, construction activities, such as trenching, could result in ground vibrations that may disturb nesting birds in trees located immediately to the north and south. Proposed ground disturbance activities would occur within 50 feet of the off-site trees and have the potential to impact migratory nesting birds. Mitigation Measure BIO-1 would reduce impacts to a less than significant level. Impacts would be *less than significant with mitigation incorporation.*

**Mitigation Measures:**

**BIO-1:**

To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, a pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A pre-construction clearance survey shall be conducted no more than 14 days prior to the start of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas, including within 250 feet in the case of raptor nests. If an active nest is found close enough to the constructional area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without

disturbing the nesting birds, work may be halted or redirected to other areas until nesting and fledging are completed or the nest has failed for non-construction related reasons.

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

**Less than Significant Impact.** There is no natural riparian habitat or other sensitive natural community on site or adjacent to the Project. As such, any impacts would be *less than significant*.

**Mitigation Measures:** None are required.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

**Less than Significant Impact.** On October 21, 2019, a staff scientist with Colibri Ecological Consulting conducted a wetland assessment of a 0.81-acre area (survey area) within the proposed Project area. The assessment involved a desktop review and field survey. The survey area is classified by the United States Fish and Wildlife Service National Wetlands Inventory as a freshwater pond, and the soils on the property are on a National List of Hydric Soils. No wetlands were found in the survey area as the survey area lacked hydric soils, hydrophytic vegetation, and wetland hydrology.<sup>6</sup> As such, potential impacts are considered *less than significant*.

**Mitigation Measures:** None are required.

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

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<sup>6</sup> See Appendix B. Farmersville Village Wetland Assessment.

**Less than Significant Impact.** The site is not within or adjacent to any known wildlife migration or nursery sites. Therefore, any impacts to native species movement would be *less than significant*.

**Mitigation Measures:** None are required.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

**Less than Significant Impact.** The City of Farmersville's General Plan includes various policies for the protection of biological resources. The proposed Project would not conflict with any of the adopted policies and any impacts would be considered *less than significant*.

**Mitigation Measures:** None are required.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**No Impact.** There are no adopted habitat conservation plans that apply to the Project site. There is no impact.

**Mitigation Measures:** None are required.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

**Less than Significant Impact with Mitigation.** The records search conducted at the SSJVIC (Appendix C) indicated that are no recorded cultural resources within the Project area and one within the ½ mile radius (a historic railroad) and it is unknown if any others exist. There are no recorded cultural resources within the Project area or within ½ mile that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

Subsurface construction activities associated with the proposed Project could potentially damage or destroy previously undiscovered historic resources. This is considered a potentially significant impact; however, implementation of Mitigation Measure CUL-1 will ensure that significant impacts remain *less than significant with mitigation incorporation*.

**CUL-1** The following measures shall be implemented:

- Before initiation of construction or ground-disturbing activities associated with the Project, the City shall require all construction personnel to be alerted to the possibility of buried cultural resources, including historic, archeological and paleontological resources;



- The general contractor and its supervisory staff shall be responsible for monitoring the construction Project for disturbance of cultural resources; and
- If a potentially significant historical, archaeological, or paleontological resource, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains or trash deposits are encountered during subsurface construction activities (i.e., trenching, grading), all construction activities within a 100-foot radius of the identified potential resource shall cease until a qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) forms. The archaeologist shall determine whether the item requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the item is determined to be significant under California Environmental Quality Act, the archaeologist shall recommend feasible mitigation measures, which may include avoidance, preservation in place or other appropriate measure, as outlined in Public Resources Code section 21083.2. The City of Farmersville shall implement said measures.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

**Less than Significant Impact with Mitigation.** The possibility exists that subsurface construction activities may encounter undiscovered archaeological resources. This would be a potentially significant impact. Implementation of Mitigation Measure CUL-1 would require inadvertently discovery practices to be implemented should previously undiscovered archeological resources be located. As such, impacts to undiscovered archeological resources would be *less than significant with mitigation incorporation*.

c. Disturb any human remains, including those interred outside of formal cemeteries?

**Less than Significant Impact with Mitigation.** There are no unique geological features or known fossil-bearing sediments in the vicinity of the proposed Project site. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities. Therefore, this would be a potentially significant impact. Mitigation is proposed requiring standard inadvertent discovery procedures to be implemented to reduce this impact to a level of *less than significant with mitigation incorporation*.

**CUL-2** The Project applicant will incorporate into the construction contract(s) a provision that in the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed Project (i.e., trenching, grading), all excavations within 100 feet of the find shall be

temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the Project applicant, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code section 21083.2.

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 construction of 108 multi-family homes, a playground, community center, and the associated improvements. The Project would introduce energy usage on a site that is currently demanding minimal energy. By comparison, at buildout, the Project would consume energy in both the short-term during Project construction and in the long-term during Project operation.

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, building heating and cooling, refrigeration, lighting and electronics. 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, and the results are provided in Table 3 and in Appendix A.

Table 3 – Annual Project Energy Consumption			
Land Use		Electricity Use in kWh/year	Natural Gas Use in kBtu/year
Multi Housing	Family	594,875	1,904,280

The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards, including the installation of solar panels, 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 an average of approximately 610 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. 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 2019 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 due to building operation.

Therefore, any impacts are *less than significant*.

**Mitigation Measures:** None are required.

## VII. GEOLOGY AND SOILS

### Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



creating substantial risks to life or property?

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☐ ☒
- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐

RESPONSES

a-i. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

**No Impact.** The proposed Project site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. Since no known surface expression of active faults is believed to cross the site, fault rupture through the site is not anticipated. *No impacts* would occur.

**Mitigation Measures:** None are required.

a-ii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

**Less than Significant Impact.** There are no known active earthquake faults in the City of Farmersville. The proposed Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known faults cut through the local soil at the site. The closest known faults likely to affect the community are Owens Valley fault, located about 65 miles to the east along the base of the Sierra Nevada in the Owens Valley, and the San Andreas fault located about 70 miles to the southwest in the coastal range. According to the Five County Seismic Safety Element (FCSSE), Farmersville is located in the V-1 zone, defined as an area “of hard rock alluvium on valley floors.” The FCSSE further states that, “The distance to either

of the faults expected to be a source of shaking is sufficiently great that shaking should be minimal and the requirements of the Uniform Building Code Zone II should be adequate for normal facilities.”<sup>7</sup>

Therefore, the impact is *less than significant*.

**Mitigation Measures:** None are required.

a-iii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

**Less than Significant Impact.** Tulare County has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenter lie to the south and west. The proposed Project would comply with existing building code standards or design and construction, which would minimize any impacts resulting from ground shaking or liquefaction. Due to the relatively flat topography of the proposed Project area, impacts associated with landslides are not anticipated. Impacts would be *less than significant*.

**Mitigation Measures:** None are required.

a-iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

**Less than Significant Impact.** The City of Farmersville sits on the floor of the San Joaquin Valley. The City is nearly flat which precludes the occurrence of landslides. Any potential impact is *less than significant*.

**Mitigation Measures:** None are required.

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

**Less than Significant Impact.** The City of Farmersville sits on top of the alluvial fans of the Kaweah River and its distributaries. The soil in the proposed Project area is characterized as moderately deep,

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<sup>7</sup> City of Farmersville General Plan Update Community Profile. 2002. Page 2-4.

well-drained, and with low shrink/swell potential.<sup>8</sup> The proposed Project site has a generally flat topography, is in an established urban area and does not include any Project features that would result in soil erosion or loss of topsoil. Therefore, the impact is *less than significant*.

**Mitigation Measures:** None are required.

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

**Less Than Significant Impact.** The City of Farmersville is nearly flat and soils in the area are moderately deep, well-drained with a low shrink/swell potential. See also Response a-ii. Any impacts would be *less than significant*.

**Mitigation Measures:** None are required.

- d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

**Less than Significant Impact.** See Responses (c) and (a-ii). The impact is *less than significant*.

**Mitigation Measures:** None are required.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

**No Impact.** The project will tie into the City's existing wastewater system and will not require installation of a septic tank or alternate wastewater disposal system. There is *no impact*.

**Mitigation Measures:** None are required.

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<sup>8</sup> City of Farmersville General Plan Update Community Profile. 2002. Page 2-2.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**Less Than Significant Impact.** As identified in the cultural evaluation performed for the project site, there are no known paleontological resources on or near the site (See Section V. for more details). Mitigation measures have been added that will protect unknown (buried) resources during construction, including paleontological resources. There are no unique geological features on site or in the area. Therefore, there is a *less than significant impact*.

**Mitigation Measures:** None are required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.** Greenhouse gas emissions would generate from long-term area and mobile sources as well as indirectly from energy consumption. Mobile sources would include residential vehicle trips and area source emissions would result from consumption of natural gas and electricity.

The proposed Project will be financed through California’s Affordable Housing and Sustainable Communities Program (AHSC) with the goal of developing projects that will ultimately reduce a community’s greenhouse gas emission footprint. The Project’s proximity to schools, parks, pharmacy, retail and groceries will increase walkability and as part of the proposed Project, residents will receive free bus passes and 20 shareable on-site vehicles will be provided. These measures will reduce vehicle miles traveled (VMT), which will reduce the potential for traffic congestion, and in turn, greenhouse gasses.

In addition, the proposed Project would be designed to meet current building energy-efficiency standards, which includes measures to reduce overall energy use, water use, and waste generation. The Project would also be designed to integrate with the overall community development patterns promoting the use of alternative means of transportation, such as bicycle use and improved pedestrian access linking the Project site to nearby land uses.



As such, the proposed Project's greenhouse gas emissions would be considered *less than significant* and the Project would not conflict with any greenhouse gas applicable plan, policy or regulation.

**Mitigation Measures:** None required.

## IX. HAZARDS AND HAZARDOUS MATERIALS

### Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

response plan or emergency evacuation plan?

- g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☐ ☒

RESPONSES

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

The proposed Project would include the construction of up to 108 multi-family residential homes, including a playground, community center, and new internal access roads. Proposed Project construction activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program through the submission and implementation of a Stormwater Pollution Prevention Plan during construction activities to prevent contaminated runoff from leaving the project site. Therefore, no significant impacts would occur during construction activities.

The operational phase of the proposed Project would occur after construction is completed and residents move in to occupy the structures on a day-to-day basis. The proposed Project includes land uses that are considered compatible with the surrounding uses. None of these land uses routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household and commercial cleaners, paint, etc. The proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur. Therefore, the proposed Project will not create a significant hazard to the public or the environment and any impacts would be *less than significant*.

**Mitigation Measures:** None are required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

**Less than Significant Impact.** See Response a. above. Any accumulated hazardous construction or operational wastes will be collected and transported away from the site in compliance with all federal, state and local regulations. Any impacts would be *less than significant*.

**Mitigation Measures:** None are required.

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

Farmersville High School is approximately 0.16 miles east of the proposed Project site. As the proposed Project includes the development of multi-family residences, it is not reasonably foreseeable that the proposed Project will cause a significant impact by emitting hazardous waste or bringing hazardous materials within one-quarter mile of an existing or proposed school. Residential land uses do not generate, store, or dispose of significant quantities of hazardous materials. Such uses also do not normally involve dangerous activities that could expose persons onsite or in the surrounding areas to large quantities of hazardous materials. See also Responses a. and b. regarding hazardous material handling. The impact is *less than significant*.

**Mitigation Measures:** None are required.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**No Impact.** The proposed Project site is not located on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 (Geotracker and DTSC Envirostor databases – accessed in October 2019). The nearest Department of Toxic Substances Control listed site (as a school investigation) is the new elementary school site on Citrus Drive/Farmersville Blvd.,<sup>9</sup> located approximately 0.25 miles southeast of the proposed Project site. There are no hazardous materials sites that impact the Project. As such, *no impacts* would occur that would create a significant hazard to the public or the environment.

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<sup>9</sup> Envirostor Database. Sites and Facilities. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=farmersville>. Accessed October 2019.

**Mitigation Measures:** None are required.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

**No Impact.** The proposed Project site is approximately five miles northwest of the Exeter Airport and the airport's safety zones do not extend into the City of Farmersville. There is *no impact*.

**Mitigation Measures:** None are required.

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

**No Impact.** The Project will not interfere with any adopted emergency response or evacuation plan. There is *no impact*.

**Mitigation Measures:** None are required.

- g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**No Impact.** There are no wildlands on or near the Project site. There is *no impact*.

**Mitigation Measures:** None are required.

## X. HYDROLOGY AND WATER QUALITY

### Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off- site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# X. HYDROLOGY AND WATER QUALITY

## Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## RESPONSES

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

**Less than Significant Impact.** 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 proposed 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.

The proposed Project will result in wastewater from residential units that will be discharged into the City’s existing wastewater treatment system. The wastewater will be typical of other urban/residential developments consisting of bathrooms, kitchen drains and other similar features. The Project will not discharge any unusual or atypical wastewater. Site buildout has been planned for and anticipated. Therefore, the proposed Project will not result in additional production of wastewater that was not already accounted for in the City’s infrastructure planning documents.

Additionally, there will be no discharge to any surface or groundwater source. As such, the proposed Project will not violate any water quality standards and will not impact waste discharge requirements. The impact will be *less than significant*.

**Mitigation Measures:** None are required.

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

**Less Than Significant Impact.** The City of Farmersville (and proposed Project site) is located in the Tulare Lake Basin, an area significantly affected by overdraft. The Department of Water Resources (DWR) has estimated the groundwater by hydrologic region and for the Tulare Lake Basin; the total overdraft is estimated at 820,000 acre-feet per year, the greatest overdraft projected in the state, and 56 percent of the statewide total overdraft. The City of Farmersville relies on groundwater for domestic water supplies.

Proposed Project implementation will result in an increased demand for water. The City has an adequate capacity in the City's water system and groundwater supply to accommodate full Project buildout. 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
- Low flow shower heads
- During construction, hoses must be fitted with automatic shutoff devices (spray gun).

The proposed Project will also include installation of bioswales throughout the landscaping design, which will recapture water and allow for groundwater recharge. It is expected that implementation of these requirements will reduce the impacts of development to a *less than significant* level.

**Mitigation Measures:** None are required.

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

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; or

iv. impede or redirect flood flows?

**Less than Significant Impact.** The site is presently vacant ground. The proposed Project will change drainage patterns of the site through the installation of impervious surfaces and structures (buildings, driveways, parking lots, etc.) and will be required by the City to be graded to facility proper stormwater drainage. Stormwater will either be deposited in the City's existing storm drain system, which has adequate capacity, or stormwater will remain on-site, through a network of bioswales and pervious pavement. The storm water collection system design will be subject to review and approval by the City Public Works Department. Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction.

Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction.

The proposed Project site and the surrounding area is located within Flood Zone "X" – defined as "Other Areas: Areas determined to be outside the 0.2% annual chance floodplain". Accordingly, the chance of flooding (and therefore the release of pollutants due to flooding) at the site is remote.

Impacts are *less than significant*.

**Mitigation Measures:** None are required.

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

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

**Less than Significant Impact.** As discussed in Impact X(c), the Project site is located within Flood Zone "X", outside the 0.2% annual chance floodplain. The site will be designed for adequate storm drainage and 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 the start of construction.

There are no inland water bodies that could be potentially susceptible to a seiche in the Project vicinity. This precludes the possibility of a seiche inundating the Project site. The Project site is more than 100 miles from the Pacific Ocean, a condition that precludes the possibility of inundation by tsunami. There

are no steep slopes that would be susceptible to a mudflow in the Project vicinity, nor are there any volcanically active features that could produce a mudflow in the City of Farmersville. This precludes the possibility of a mudflow inundating the Project site.

Any impacts are *less than significant*.

**Mitigation Measures:** None are required.

XI. LAND USE AND PLANNING

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESPONSES

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

**No Impact.** The proposed Project is located within the northern portion of the City of Farmersville, in an area of suburban residential, commercial and agricultural land uses. The proposed Project site is currently fallowed but has a commercial land use designation and zone. A General Plan Amendment and zone change to multi-family residential are proposed as a part of the Project and as such, the Project will be in compliance with the General Plan and zoning ordinance.

The Project includes a 108-unit apartment complex with a community building and playground on approximately 5.47 acres of land. The Project has no characteristics that would physically divide the City of Farmersville. Access to the existing surrounding areas will be improved.

*No impacts* would occur as a result of this Project.

**Mitigation Measures:** None are required.

## XII. MINERAL RESOURCES

### Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### RESPONSES

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

**No Impact.** The most economically important minerals that are extracted in Tulare County are sand, gravel, crushed rock, and natural gas. The four streams that have provided the main source of high quality sand and gravel in Tulare County to make Portland cement concrete and asphaltic concrete are the Kaweah River, Lewis Creek, Deer Creek and the Tule River<sup>10</sup>.

The proposed Project area is not included in a State classified mineral resource zone<sup>11</sup>, and the Kaweah River is approximately 2.5 miles north of the Project site. Therefore, there is *no impact*.

**Mitigation Measures:** None are required.

<sup>10</sup> Tulare County General Plan 2030 Update Recirculated Draft EIR. February 2010. Page 3.7-9.

<sup>11</sup> Ibid. Page 3.7-10.

XIII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESPONSES

- a. 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?
- b. Generation of excessive groundborne vibration or groundborne noise levels?

**Less than Significant Impact.** The development of the site may increase ambient noise levels in the Project vicinity beyond those already present on the site from the residential activity. In the short term, noise levels would be raised during construction of the project phases by the operation of heavy equipment and other associated activities. Because construction noise would generally occur intermittently on Monday through Saturdays during daylight hours, per the Farmersville Noise Ordinance, the impact of noise in surrounding land uses is not expected to be significant.



In the long term, any development 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 Farmersville.

Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. Construction associated with the proposed Project includes the construction of residences and roadways.

The approximate threshold of vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day. Table 4 describes the typical construction equipment vibration levels.

**Table 4**  
**Typical Construction Vibration Levels**

Equipment	VdB at 25 ft
Small Bulldozer	58
Jackhammer	79

Vibration from construction activities will be temporary and not exceed the FTA threshold for the nearest residences which are located over 200 feet to the northeast from the development. Impacts are *less than significant*.

- c. 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?

**No Impact.** The Project is not located within an airport land use plan. Therefore, there is *no impact*.

**Mitigation Measures:** None are required.

XIV. POPULATION AND HOUSING

Would the project:

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

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**Less than Significant Impact.** The proposed Project would include the construction of up to 108 single-family residences, a community center, playground, internal access roads, and other associated improvements. Based on the per-unit average of 4.16 persons for the City of Farmersville<sup>12</sup>, the site would provide housing for approximately 450 people. According to the Regional Housing Needs Assessment Plan, prepared by the Tulare County Association of Governments, the City of Farmersville needs 139 units for extremely low, very low- and low-income groups.<sup>13</sup> The proposed Project would provide 108 units to these income populations, as the development would serve working families at or below 50% annual mean income. The proposed Project would not be considered to be growth-inducing, rather it will provide needed new affordable housing that will serve the existing and projected population of the community. As such, any impacts are *less than significant*.

**Mitigation Measures:** None are required.

<sup>12</sup> State of California Department of Finance. E-5 Population and Housing Estimates for Cities, Counties, and the State: 2010-2019 with 2010 Census Benchmark. Cities and Counties 2019. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>. Accessed October 2019.

<sup>13</sup> Farmersville Housing Element 2016-2021. Table 5-4 – New Construction Need by Income Group, January 1, 2016 – September 30, 2023. <https://www.cityoffarmersville-ca.gov/DocumentCenter/View/389/Housing-Element>. Page 5-18. Accessed October 2019.

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

**Less than Significant.** There are no residential structures currently on-site. The Project will not displace any housing and therefore there is *less than significant*.

**Mitigation Measures:** None are required.

XV. PUBLIC SERVICES

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

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

Fire protection?

**Less than Significant Impact.** The Farmersville Fire Department maintains a fleet of specialized fire apparatus including a 4-wheel drive Brush Fire Patrol Unit, a Quick Attack Squad Unit (250 GPM Pumper), an Engine (1,500 GPM Pumper), a 55 Ft. Ladder Truck (1,500 GPM Pumper), and several Command/Utility Vehicles.

The Project site is already serviced by the Fire Department. The proposed Project at full buildout will add to the number of “customers” served, however, the Fire Department has capacity for the additional service need. No additional fire equipment, personnel, or services will be required by Project implementation. In addition, the Project applicant will be required to pay all associated impact fees related to public services.

As such, any impacts would be less *than significant*.

#### Police Protection?

**Less than Significant Impact.** The proposed Project site will continue to be served by the City of Farmersville police department. Implementation of the proposed Project would result in an increase in demand for police services; however, this increase would be minimal compared to the number of officers currently employed by the Farmersville Police Department and would not trigger the need for new or physically altered police facilities. No additional police personnel or equipment is anticipated. The impact is *less than significant*.

#### Schools?

**Less than Significant Impact.** The proposed Project site is located within the Farmersville Unified School District. Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The project applicant would be required to pay such fees to reduce any impacts of new residential development of school services. Payment of the developer fees will offset the addition of school-age children within the district. As such, any impacts would be *less than significant*.

#### Parks?

**Less than Significant Impact.** The nearest City park to the proposed Project site is Veterans Memorial Park, immediately south of the proposed Project site. To ensure sufficient recreational opportunities, the City has established a Park Impact Fee, implemented by Chapter 4, Development Fees, of the Municipal Code. Municipal Code states that parks must be constructed or expanded commensurate with growth of the City. The City Council determined that a park impact fee is required to assist in the financing of these public park improvements and to pay for new development’s fair share of the acquisition and development costs of these improvements. The project applicant would be required to comply with the Municipal Code. As such, any impacts would remain *less than significant*.

#### Other public facilities?

**Less than Significant Impact.** The proposed Project is within growth projections identified in the City's General Plan and other infrastructure studies. As such, the Project would not result in increased demand on other public facilities such as library services that has not already been planned for. Any impacts would be *less than significant*.

**Mitigation Measures:** None are required.

XVI. RECREATION

Would the project:

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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☐☐☒☐

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

☐☐☒☐

RESPONSES

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

**Less than Significant Impact.** As described in Impact XIV(a), the City has established a Park Impact Fee through the Municipal Code, which states that parks must be constructed or expanded commensurate with growth of the City. The project applicant will be required to comply with that Municipal Code and as such, any impacts will be *less than significant*.

**Mitigation Measures:** None are required.

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

**Less than Significant Impact.** The proposed Project includes the development of a playground, the environmental impacts of which are the subject of this environmental document. As determined by the analysis contained within this document, *less than significant impacts* would occur.

**Mitigation Measures:** None are required.



## XVII. TRANSPORTATION/TRAFFIC

### Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### RESPONSES

- Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- Result in inadequate emergency access?

**Less than Significant Impact.** The Project Applicant intends to construct a 108-unit apartment complex that includes a community center and playground. Project components also include interior access roads, street lighting and landscaping.

According to the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 8<sup>th</sup> Edition, the proposed Project of 108 multi-family residential units are estimated to generate 710 daily vehicle trips and 63 peak PM trips. As part of the proposed Project, curb/gutter and sidewalks, and ingress/egress

will be installed along the frontage of Walnut Avenue (Ave 288) and ingress/egress will be installed along Farmersville Road through a property easement. The proposed Project will comply with Farmersville policies and ordinances concerning the City's circulation system, including transit, roadway, bicycle and pedestrian facilities, along with the payment of applicable traffic impact fees.

As discussed in Impact VIII, the proposed Project will be financed through California's Affordable Housing and Sustainable Communities Program (AHSC) with the goal of developing projects that will ultimately reduce a community's Greenhouse Gas Emission footprint. The nearest bus stop to the proposed Project is the Farmersville/Walnut Ave stop, approximately 0.04 miles west of the Project site on the west side of Farmersville Blvd. The next closest bus stop is the Walnut & Hartley stop, approximately 0.1 miles to the west along E. Walnut Street. The Project's proximity to schools, parks, pharmacy, retail and groceries will increase walkability and as part of the proposed Project, residents will receive free bus passes and 20 shareable on-site vehicles will be provided. These measures will reduce vehicle miles traveled (VMT), which will reduce the potential for traffic congestion, and in turn, greenhouse gasses.

The Project will not conflict with any congestion management programs, as none are applicable to the Project. No roadway design features associated with this proposed Project would result in an increase in hazards due to a design feature or be an incompatible use and the proposed Project will not interfere with any established emergency access route.

Any impacts would be considered *less than significant*.

**Mitigation Measures:** None are required.

XVIII. TRIBAL CULTURAL RESOURCES

**Would the project:**

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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a. 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
- 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 the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## RESPONSES

- a-i, a-ii. 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 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 the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

**Less than Significant Impact.** A Tribal Cultural Resource (TCR) is defined under Public Resources Code section 21074 as a site, feature, place, cultural landscape that is geographically defined in terms of size and scope, sacred place, and object with cultural value to a California Native American tribe that are either included and that is listed or eligible for inclusion in the California Register of Historic Resources or in a local register of historical resources, or if the City of Farmersville, acting as the Lead Agency, supported by substantial evidence, chooses at its discretion to treat the resource as a TCR. As discussed above, under Section V, Cultural Resources, criteria (b) and (d), no known archeological resources, ethnographic sites or Native American remains are located on the proposed Project site. As discussed under criterion (b) implementation of Mitigation Measure CULT-1 would reduce impacts to unknown archaeological deposits, including TCRs, to a less than significant level. As discussed under criterion (d), compliance with California Health and Safety Code Section 7050.5 would reduce the likelihood of disturbing or discovering human remains, including those of Native Americans.

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.

Any impacts to TCR would be considered *less than significant*.

**Mitigation Measures:** No additional measures are required.

## XIX. UTILITIES AND SERVICE SYSTEMS

**Would the project:**

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## RESPONSES

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

**Less than Significant Impact.** 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 that will result in environmental impacts that are not analyzed elsewhere in this document. Thus, the proposed Project would have a *less than significant impact*.

**Mitigation Measures:** None are required.

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

**Less than Significant Impact.** As discussed in Impact X(b), the proposed Project will increase demands on the Farmersville water production and distribution area. The proposed Project includes bioswales to recharge groundwater on-site and other water-conserving measures to reduce its demand on the existing system.

The City's water system consists of a series of wells, pump stations, treatment facilities and distribution lines. The system draws from the groundwater system underlying Farmersville and the Central Valley. While groundwater supplies can accommodate multiple dry years, the City of Farmersville, Tulare County, and nearby cities are engaging in groundwater management activities to monitor and enhance recharge capabilities to accommodate future demands. The City will have sufficient supply to serve the proposed Project. As such, the proposed Project will have a *less than significant impact*.

**Mitigation Measures:** None are required.

- c. 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?

**Less Than Significant Impact.** As discussed in Section XVIII(a), implementation of the proposed Project would result in the need for additional wastewater treatment service; however, the existing system has the capacity to accommodate the proposed Project, as the site has been planned and designated for urban

development. Additionally, the Project applicant would be required to comply with any applicable City and WWTF regulations and would be subject to applicable development impact fees and wastewater connection charges. Therefore, with compliance to applicable standards and payment of required fees and connection charges, the Project would not result in a significant impact related to construction or expansions of existing wastewater treatment facilities.

**Mitigation Measures:** None are required.

d. 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?

**Less than Significant Impact.** Disposal services in the City are provided by a private contractor, Allied Disposal. Solid waste is usually hauled to the Visalia Landfill, north of Visalia on Road 80. The State of California requires that all cities and counties reduce the amount of waste going to landfills. Allied Disposal has a program of recycling pick-ups in Farmersville; materials separated for recycling include paper, glass, metals and plastics to provide a diversion of portions of the waste stream resulting in a reduction of the solid waste stream going to landfills and similar disposal locations. Impacts are less than significant.

**Mitigation Measures:** None are required.

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

**Less than Significant Impact.** See Response f, above. The proposed Project would be required to comply with all federal, State, and local regulations related to solid waste. Furthermore, the proposed Project would be required to comply with all standards related to solid waste diversion, reduction, and recycling during project construction and operation. The proposed Project will comply with all federal, state and local statutes and regulations related to solid waste. As such, any impacts would be *less than significant*.

**Mitigation Measures:** None are required.



XX. WILDFIRE

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

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b. 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?
- c. 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?

- d. 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?

**Less Than Significant Impact.** The proposed Project is located in an area developed with residential, commercial and some agricultural uses, which precludes the risk of wildfire. The area is flat in nature which would limit the risk of downslope flooding and landslides, and limit any wildfire spread.

To receive building permits, the proposed Project would be required to be in compliance with the adopted emergency response plan. As such, any wildfire risk to the project structures or people would be *less than significant*.

**Mitigation Measures:** None are required.

# XXI. MANDATORY FINDINGS OF SIGNIFICANCE

## Would the project:

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

☐
☒
☐
☐

b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐
☐
☒
☐

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

☐
☒
☐
☐

## RESPONSES

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict

the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

**Less than Significant Impact With Mitigation.** The analyses of environmental issues contained in this Initial Study indicate that the proposed Project is not expected to have substantial impact on the environment or on any resources identified in the Initial Study. Mitigation measures have been incorporated in the project design to reduce all potentially significant impacts to *less than significant*.

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

(“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

**Less than Significant Impact.** CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.). The impact is *less than significant*.

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

**Less than Significant Impact With Mitigation.** The analyses of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated in the Project design to reduce all potentially significant impacts to *less than significant*.

## LIST OF PREPARERS

### **Crawford & Bowen Planning, Inc.**

- Emily Bowen, LEED AP, Principal Environmental Planner
- Travis Crawford, AICP, Principal Environmental Planner

### Persons and Agencies Consulted

#### **City of Farmersville**

- Karl Schoettler, Contract City Planner

#### **California Historic Resources Information System**

- Celeste Thomson, Coordinator

Appendix A

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# CALEEMOD OUTPUT FILES

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

## Self Help Enterprises Farmersville Village

### San Joaquin Valley Unified APCD Air District, Annual

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	108.00	Dwelling Unit	6.75	108,000.00	343

### 1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2021
Utility Company					
CO2 Intensity (lb/MWhr)	0	CH4 Intensity (lb/MWhr)	0	N2O Intensity (lb/MWhr)	0

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblWoodstoves	NumberCatalytic	6.75	0.00
tblWoodstoves	NumberNoncatalytic	6.75	0.00

## 2.0 Emissions Summary

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Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

## 2.1 Overall Construction

### Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.3582	3.0269	2.6656	5.1200e-003	0.2711	0.1602	0.4313	0.1141	0.1500	0.2641	0.0000	449.8238	449.8238	0.0887	0.0000	452.0403
2021	1.0514	0.3166	0.3548	6.5000e-004	0.0132	0.0165	0.0297	3.5300e-003	0.0154	0.0189	0.0000	56.8992	56.8992	0.0122	0.0000	57.2036
Maximum	1.0514	3.0269	2.6656	5.1200e-003	0.2711	0.1602	0.4313	0.1141	0.1500	0.2641	0.0000	449.8238	449.8238	0.0887	0.0000	452.0403

### Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.3582	3.0269	2.6656	5.1200e-003	0.2711	0.1602	0.4313	0.1141	0.1500	0.2641	0.0000	449.8234	449.8234	0.0887	0.0000	452.0399
2021	1.0514	0.3166	0.3548	6.5000e-004	0.0132	0.0165	0.0297	3.5300e-003	0.0154	0.0189	0.0000	56.8992	56.8992	0.0122	0.0000	57.2036
Maximum	1.0514	3.0269	2.6656	5.1200e-003	0.2711	0.1602	0.4313	0.1141	0.1500	0.2641	0.0000	449.8234	449.8234	0.0887	0.0000	452.0399

[illegible]

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2020	3-31-2020	1.0672	1.0672
2	4-1-2020	6-30-2020	0.7651	0.7651
3	7-1-2020	9-30-2020	0.7735	0.7735
4	10-1-2020	12-31-2020	0.7758	0.7758
5	1-1-2021	3-31-2021	1.3749	1.3749
		Highest	1.3749	1.3749

## 2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5522	0.0497	0.8209	3.0000e-004		7.7000e-003	7.7000e-003		7.7000e-003	7.7000e-003	0.0000	48.0963	48.0963	2.1700e-003	8.6000e-004	48.4061
Energy	0.0105	0.0894	0.0380	5.7000e-004		7.2300e-003	7.2300e-003		7.2300e-003	7.2300e-003	0.0000	103.5409	103.5409	1.9800e-003	1.9000e-003	104.1562
Mobile	0.2599	2.8477	2.9643	0.0143	0.8881	0.0132	0.9013	0.2389	0.0125	0.2514	0.0000	1,325.5707	1,325.5707	0.0763	0.0000	1,327.4768
Waste						0.0000	0.0000		0.0000	0.0000	10.0846	0.0000	10.0846	0.5960	0.0000	24.9842
Water						0.0000	0.0000		0.0000	0.0000	2.2324	0.0000	2.2324	0.2293	5.4100e-003	9.5780
<b>Total</b>	<b>0.8226</b>	<b>2.9868</b>	<b>3.8232</b>	<b>0.0152</b>	<b>0.8881</b>	<b>0.0282</b>	<b>0.9163</b>	<b>0.2389</b>	<b>0.0274</b>	<b>0.2663</b>	<b>12.3170</b>	<b>1,477.2079</b>	<b>1,489.5249</b>	<b>0.9057</b>	<b>8.1700e-003</b>	<b>1,514.6012</b>

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5522	0.0497	0.8209	3.0000e-004		7.7000e-003	7.7000e-003		7.7000e-003	7.7000e-003	0.0000	48.0963	48.0963	2.1700e-003	8.6000e-004	48.4061
Energy	0.0105	0.0894	0.0380	5.7000e-004		7.2300e-003	7.2300e-003		7.2300e-003	7.2300e-003	0.0000	103.5409	103.5409	1.9800e-003	1.9000e-003	104.1562
Mobile	0.2599	2.8477	2.9643	0.0143	0.8881	0.0132	0.9013	0.2389	0.0125	0.2514	0.0000	1,325.5707	1,325.5707	0.0763	0.0000	1,327.4768
Waste						0.0000	0.0000		0.0000	0.0000	10.0846	0.0000	10.0846	0.5960	0.0000	24.9842
Water						0.0000	0.0000		0.0000	0.0000	2.2324	0.0000	2.2324	0.2293	5.4100e-003	9.5780
<b>Total</b>	<b>0.8226</b>	<b>2.9868</b>	<b>3.8232</b>	<b>0.0152</b>	<b>0.8881</b>	<b>0.0282</b>	<b>0.9163</b>	<b>0.2389</b>	<b>0.0274</b>	<b>0.2663</b>	<b>12.3170</b>	<b>1,477.2079</b>	<b>1,489.5249</b>	<b>0.9057</b>	<b>8.1700e-003</b>	<b>1,514.6012</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**3.0 Construction Detail****Construction Phase**

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2020	1/28/2020	5	20	
2	Site Preparation	Site Preparation	1/29/2020	2/11/2020	5	10	
3	Grading	Grading	2/12/2020	3/10/2020	5	20	
4	Building Construction	Building Construction	3/11/2020	1/26/2021	5	230	
5	Paving	Paving	1/27/2021	2/23/2021	5	20	
6	Architectural Coating	Architectural Coating	2/24/2021	3/23/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 218,700; Residential Outdoor: 72,900; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0  
(Architectural Coating – sqft)

OffRoad Equipment

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	78.00	12.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction****3.2 Demolition - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386
<b>Total</b>	<b>0.0331</b>	<b>0.3320</b>	<b>0.2175</b>	<b>3.9000e-004</b>		<b>0.0166</b>	<b>0.0166</b>		<b>0.0154</b>	<b>0.0154</b>	<b>0.0000</b>	<b>33.9986</b>	<b>33.9986</b>	<b>9.6000e-003</b>	<b>0.0000</b>	<b>34.2386</b>

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

**3.2 Demolition - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	6.4000e-004	6.3400e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8800e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.6580	1.6580	5.0000e-005	0.0000	1.6591
<b>Total</b>	<b>8.8000e-004</b>	<b>6.4000e-004</b>	<b>6.3400e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8800e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.6580</b>	<b>1.6580</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.6591</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385
<b>Total</b>	<b>0.0331</b>	<b>0.3320</b>	<b>0.2175</b>	<b>3.9000e-004</b>		<b>0.0166</b>	<b>0.0166</b>		<b>0.0154</b>	<b>0.0154</b>	<b>0.0000</b>	<b>33.9986</b>	<b>33.9986</b>	<b>9.6000e-003</b>	<b>0.0000</b>	<b>34.2385</b>

## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

**3.2 Demolition - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	6.4000e-004	6.3400e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8800e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.6580	1.6580	5.0000e-005	0.0000	1.6591
<b>Total</b>	<b>8.8000e-004</b>	<b>6.4000e-004</b>	<b>6.3400e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8800e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.6580</b>	<b>1.6580</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.6591</b>

**3.3 Site Preparation - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
<b>Total</b>	<b>0.0204</b>	<b>0.2121</b>	<b>0.1076</b>	<b>1.9000e-004</b>	<b>0.0903</b>	<b>0.0110</b>	<b>0.1013</b>	<b>0.0497</b>	<b>0.0101</b>	<b>0.0598</b>	<b>0.0000</b>	<b>16.7153</b>	<b>16.7153</b>	<b>5.4100e-003</b>	<b>0.0000</b>	<b>16.8505</b>



## Self Help Enterprises Farmersville Village - San Joaquin Valley Unified APCD Air District, Annual

**3.3 Site Preparation - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	3.8000e-004	3.8000e-003	1.0000e-005	1.1200e-003	1.0000e-005	1.1300e-003	3.0000e-004	1.0000e-005	3.0000e-004	0.0000	0.9948	0.9948	3.0000e-005	0.0000	0.9955
<b>Total</b>	<b>5.3000e-004</b>	<b>3.8000e-004</b>	<b>3.8000e-003</b>	<b>1.0000e-005</b>	<b>1.1200e-003</b>	<b>1.0000e-005</b>	<b>1.1300e-003</b>	<b>3.0000e-004</b>	<b>1.0000e-005</b>	<b>3.0000e-004</b>	<b>0.0000</b>	<b>0.9948</b>	<b>0.9948</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.9955</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
<b>Total</b>	<b>0.0204</b>	<b>0.2121</b>	<b>0.1076</b>	<b>1.9000e-004</b>	<b>0.0903</b>	<b>0.0110</b>	<b>0.1013</b>	<b>0.0497</b>	<b>0.0101</b>	<b>0.0598</b>	<b>0.0000</b>	<b>16.7153</b>	<b>16.7153</b>	<b>5.4100e-003</b>	<b>0.0000</b>	<b>16.8505</b>

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**3.3 Site Preparation - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	3.8000e-004	3.8000e-003	1.0000e-005	1.1200e-003	1.0000e-005	1.1300e-003	3.0000e-004	1.0000e-005	3.0000e-004	0.0000	0.9948	0.9948	3.0000e-005	0.0000	0.9955
<b>Total</b>	<b>5.3000e-004</b>	<b>3.8000e-004</b>	<b>3.8000e-003</b>	<b>1.0000e-005</b>	<b>1.1200e-003</b>	<b>1.0000e-005</b>	<b>1.1300e-003</b>	<b>3.0000e-004</b>	<b>1.0000e-005</b>	<b>3.0000e-004</b>	<b>0.0000</b>	<b>0.9948</b>	<b>0.9948</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.9955</b>

**3.4 Grading - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0588	26.0588	8.4300e-003	0.0000	26.2694
<b>Total</b>	<b>0.0243</b>	<b>0.2639</b>	<b>0.1605</b>	<b>3.0000e-004</b>	<b>0.0655</b>	<b>0.0127</b>	<b>0.0783</b>	<b>0.0337</b>	<b>0.0117</b>	<b>0.0454</b>	<b>0.0000</b>	<b>26.0588</b>	<b>26.0588</b>	<b>8.4300e-003</b>	<b>0.0000</b>	<b>26.2694</b>

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**3.4 Grading - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	6.4000e-004	6.3400e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8800e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.6580	1.6580	5.0000e-005	0.0000	1.6591
<b>Total</b>	<b>8.8000e-004</b>	<b>6.4000e-004</b>	<b>6.3400e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8800e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.6580</b>	<b>1.6580</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.6591</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2694
<b>Total</b>	<b>0.0243</b>	<b>0.2639</b>	<b>0.1605</b>	<b>3.0000e-004</b>	<b>0.0655</b>	<b>0.0127</b>	<b>0.0783</b>	<b>0.0337</b>	<b>0.0117</b>	<b>0.0454</b>	<b>0.0000</b>	<b>26.0587</b>	<b>26.0587</b>	<b>8.4300e-003</b>	<b>0.0000</b>	<b>26.2694</b>

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**3.4 Grading - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	6.4000e-004	6.3400e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8800e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.6580	1.6580	5.0000e-005	0.0000	1.6591
<b>Total</b>	<b>8.8000e-004</b>	<b>6.4000e-004</b>	<b>6.3400e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8800e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.6580</b>	<b>1.6580</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.6591</b>

**3.5 Building Construction - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2247	2.0337	1.7859	2.8500e-003		0.1184	0.1184		0.1113	0.1113	0.0000	245.5066	245.5066	0.0599	0.0000	247.0040
<b>Total</b>	<b>0.2247</b>	<b>2.0337</b>	<b>1.7859</b>	<b>2.8500e-003</b>		<b>0.1184</b>	<b>0.1184</b>		<b>0.1113</b>	<b>0.1113</b>	<b>0.0000</b>	<b>245.5066</b>	<b>245.5066</b>	<b>0.0599</b>	<b>0.0000</b>	<b>247.0040</b>

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**3.5 Building Construction - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7500e-003	0.1484	0.0280	3.4000e-004	7.6300e-003	7.8000e-004	8.4000e-003	2.2000e-003	7.4000e-004	2.9500e-003	0.0000	31.8463	31.8463	2.6900e-003	0.0000	31.9136
Worker	0.0487	0.0352	0.3495	1.0100e-003	0.1028	7.0000e-004	0.1035	0.0273	6.5000e-004	0.0280	0.0000	91.3875	91.3875	2.5200e-003	0.0000	91.4506
<b>Total</b>	<b>0.0534</b>	<b>0.1835</b>	<b>0.3776</b>	<b>1.3500e-003</b>	<b>0.1104</b>	<b>1.4800e-003</b>	<b>0.1119</b>	<b>0.0295</b>	<b>1.3900e-003</b>	<b>0.0309</b>	<b>0.0000</b>	<b>123.2338</b>	<b>123.2338</b>	<b>5.2100e-003</b>	<b>0.0000</b>	<b>123.3642</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2247	2.0337	1.7859	2.8500e-003		0.1184	0.1184		0.1113	0.1113	0.0000	245.5063	245.5063	0.0599	0.0000	247.0037
<b>Total</b>	<b>0.2247</b>	<b>2.0337</b>	<b>1.7859</b>	<b>2.8500e-003</b>		<b>0.1184</b>	<b>0.1184</b>		<b>0.1113</b>	<b>0.1113</b>	<b>0.0000</b>	<b>245.5063</b>	<b>245.5063</b>	<b>0.0599</b>	<b>0.0000</b>	<b>247.0037</b>

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**3.5 Building Construction - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7500e-003	0.1484	0.0280	3.4000e-004	7.6300e-003	7.8000e-004	8.4000e-003	2.2000e-003	7.4000e-004	2.9500e-003	0.0000	31.8463	31.8463	2.6900e-003	0.0000	31.9136
Worker	0.0487	0.0352	0.3495	1.0100e-003	0.1028	7.0000e-004	0.1035	0.0273	6.5000e-004	0.0280	0.0000	91.3875	91.3875	2.5200e-003	0.0000	91.4506
<b>Total</b>	<b>0.0534</b>	<b>0.1835</b>	<b>0.3776</b>	<b>1.3500e-003</b>	<b>0.1104</b>	<b>1.4800e-003</b>	<b>0.1119</b>	<b>0.0295</b>	<b>1.3900e-003</b>	<b>0.0309</b>	<b>0.0000</b>	<b>123.2338</b>	<b>123.2338</b>	<b>5.2100e-003</b>	<b>0.0000</b>	<b>123.3642</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0171	0.1569	0.1492	2.4000e-004		8.6300e-003	8.6300e-003		8.1100e-003	8.1100e-003	0.0000	20.8474	20.8474	5.0300e-003	0.0000	20.9731
<b>Total</b>	<b>0.0171</b>	<b>0.1569</b>	<b>0.1492</b>	<b>2.4000e-004</b>		<b>8.6300e-003</b>	<b>8.6300e-003</b>		<b>8.1100e-003</b>	<b>8.1100e-003</b>	<b>0.0000</b>	<b>20.8474</b>	<b>20.8474</b>	<b>5.0300e-003</b>	<b>0.0000</b>	<b>20.9731</b>

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**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	0.0115	2.0800e-003	3.0000e-005	6.5000e-004	3.0000e-005	6.8000e-004	1.9000e-004	3.0000e-005	2.2000e-004	0.0000	2.6786	2.6786	2.2000e-004	0.0000	2.6841
Worker	3.8100e-003	2.6600e-003	0.0270	8.0000e-005	8.7300e-003	6.0000e-005	8.7800e-003	2.3200e-003	5.0000e-005	2.3700e-003	0.0000	7.4893	7.4893	1.9000e-004	0.0000	7.4940
<b>Total</b>	<b>4.1400e-003</b>	<b>0.0141</b>	<b>0.0290</b>	<b>1.1000e-004</b>	<b>9.3800e-003</b>	<b>9.0000e-005</b>	<b>9.4600e-003</b>	<b>2.5100e-003</b>	<b>8.0000e-005</b>	<b>2.5900e-003</b>	<b>0.0000</b>	<b>10.1679</b>	<b>10.1679</b>	<b>4.1000e-004</b>	<b>0.0000</b>	<b>10.1782</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0171	0.1569	0.1492	2.4000e-004		8.6300e-003	8.6300e-003		8.1100e-003	8.1100e-003	0.0000	20.8473	20.8473	5.0300e-003	0.0000	20.9731
<b>Total</b>	<b>0.0171</b>	<b>0.1569</b>	<b>0.1492</b>	<b>2.4000e-004</b>		<b>8.6300e-003</b>	<b>8.6300e-003</b>		<b>8.1100e-003</b>	<b>8.1100e-003</b>	<b>0.0000</b>	<b>20.8473</b>	<b>20.8473</b>	<b>5.0300e-003</b>	<b>0.0000</b>	<b>20.9731</b>

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**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	0.0115	2.0800e-003	3.0000e-005	6.5000e-004	3.0000e-005	6.8000e-004	1.9000e-004	3.0000e-005	2.2000e-004	0.0000	2.6786	2.6786	2.2000e-004	0.0000	2.6841
Worker	3.8100e-003	2.6600e-003	0.0270	8.0000e-005	8.7300e-003	6.0000e-005	8.7800e-003	2.3200e-003	5.0000e-005	2.3700e-003	0.0000	7.4893	7.4893	1.9000e-004	0.0000	7.4940
<b>Total</b>	<b>4.1400e-003</b>	<b>0.0141</b>	<b>0.0290</b>	<b>1.1000e-004</b>	<b>9.3800e-003</b>	<b>9.0000e-005</b>	<b>9.4600e-003</b>	<b>2.5100e-003</b>	<b>8.0000e-005</b>	<b>2.5900e-003</b>	<b>0.0000</b>	<b>10.1679</b>	<b>10.1679</b>	<b>4.1000e-004</b>	<b>0.0000</b>	<b>10.1782</b>

**3.6 Paving - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0126</b>	<b>0.1292</b>	<b>0.1465</b>	<b>2.3000e-004</b>		<b>6.7800e-003</b>	<b>6.7800e-003</b>		<b>6.2400e-003</b>	<b>6.2400e-003</b>	<b>0.0000</b>	<b>20.0235</b>	<b>20.0235</b>	<b>6.4800e-003</b>	<b>0.0000</b>	<b>20.1854</b>



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**3.6 Paving - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.1000e-004	5.7000e-004	5.7600e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8800e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.6003	1.6003	4.0000e-005	0.0000	1.6013
<b>Total</b>	<b>8.1000e-004</b>	<b>5.7000e-004</b>	<b>5.7600e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8800e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.6003</b>	<b>1.6003</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.6013</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0126</b>	<b>0.1292</b>	<b>0.1465</b>	<b>2.3000e-004</b>		<b>6.7800e-003</b>	<b>6.7800e-003</b>		<b>6.2400e-003</b>	<b>6.2400e-003</b>	<b>0.0000</b>	<b>20.0235</b>	<b>20.0235</b>	<b>6.4800e-003</b>	<b>0.0000</b>	<b>20.1854</b>

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**3.6 Paving - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.1000e-004	5.7000e-004	5.7600e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8800e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.6003	1.6003	4.0000e-005	0.0000	1.6013
<b>Total</b>	<b>8.1000e-004</b>	<b>5.7000e-004</b>	<b>5.7600e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8800e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>1.6003</b>	<b>1.6003</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.6013</b>

**3.7 Architectural Coating - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
<b>Total</b>	<b>1.0159</b>	<b>0.0153</b>	<b>0.0182</b>	<b>3.0000e-005</b>		<b>9.4000e-004</b>	<b>9.4000e-004</b>		<b>9.4000e-004</b>	<b>9.4000e-004</b>	<b>0.0000</b>	<b>2.5533</b>	<b>2.5533</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>2.5576</b>

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**3.7 Architectural Coating - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.7000e-004	6.1000e-004	6.1400e-003	2.0000e-005	1.9900e-003	1.0000e-005	2.0000e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.7070	1.7070	4.0000e-005	0.0000	1.7080
<b>Total</b>	<b>8.7000e-004</b>	<b>6.1000e-004</b>	<b>6.1400e-003</b>	<b>2.0000e-005</b>	<b>1.9900e-003</b>	<b>1.0000e-005</b>	<b>2.0000e-003</b>	<b>5.3000e-004</b>	<b>1.0000e-005</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>1.7070</b>	<b>1.7070</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.7080</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
<b>Total</b>	<b>1.0159</b>	<b>0.0153</b>	<b>0.0182</b>	<b>3.0000e-005</b>		<b>9.4000e-004</b>	<b>9.4000e-004</b>		<b>9.4000e-004</b>	<b>9.4000e-004</b>	<b>0.0000</b>	<b>2.5533</b>	<b>2.5533</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>2.5576</b>

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**3.7 Architectural Coating - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.7000e-004	6.1000e-004	6.1400e-003	2.0000e-005	1.9900e-003	1.0000e-005	2.0000e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.7070	1.7070	4.0000e-005	0.0000	1.7080
<b>Total</b>	<b>8.7000e-004</b>	<b>6.1000e-004</b>	<b>6.1400e-003</b>	<b>2.0000e-005</b>	<b>1.9900e-003</b>	<b>1.0000e-005</b>	<b>2.0000e-003</b>	<b>5.3000e-004</b>	<b>1.0000e-005</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>1.7070</b>	<b>1.7070</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.7080</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2599	2.8477	2.9643	0.0143	0.8881	0.0132	0.9013	0.2389	0.0125	0.2514	0.0000	1,325.5707	1,325.5707	0.0763	0.0000	1,327.4768
Unmitigated	0.2599	2.8477	2.9643	0.0143	0.8881	0.0132	0.9013	0.2389	0.0125	0.2514	0.0000	1,325.5707	1,325.5707	0.0763	0.0000	1,327.4768

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	627.48	612.36	522.72	2,328,593	2,328,593
Total	627.48	612.36	522.72	2,328,593	2,328,593

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	16.80	7.10	7.90	45.60	19.00	35.40	86	11	3

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.506092	0.032602	0.169295	0.124521	0.019914	0.005374	0.021664	0.110051	0.001797	0.001623	0.005307	0.000969	0.000792

## 5.0 Energy Detail

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Historical Energy Use: N

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## 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0105	0.0894	0.0380	5.7000e-004		7.2300e-003	7.2300e-003		7.2300e-003	7.2300e-003	0.0000	103.5409	103.5409	1.9800e-003	1.9000e-003	104.1562
NaturalGas Unmitigated	0.0105	0.0894	0.0380	5.7000e-004		7.2300e-003	7.2300e-003		7.2300e-003	7.2300e-003	0.0000	103.5409	103.5409	1.9800e-003	1.9000e-003	104.1562

## 5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	1.94028e+006	0.0105	0.0894	0.0380	5.7000e-004		7.2300e-003	7.2300e-003		7.2300e-003	7.2300e-003	0.0000	103.5409	103.5409	1.9800e-003	1.9000e-003	104.1562
<b>Total</b>		<b>0.0105</b>	<b>0.0894</b>	<b>0.0380</b>	<b>5.7000e-004</b>		<b>7.2300e-003</b>	<b>7.2300e-003</b>		<b>7.2300e-003</b>	<b>7.2300e-003</b>	<b>0.0000</b>	<b>103.5409</b>	<b>103.5409</b>	<b>1.9800e-003</b>	<b>1.9000e-003</b>	<b>104.1562</b>

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**5.2 Energy by Land Use - NaturalGas****Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	1.94028e+006	0.0105	0.0894	0.0380	5.7000e-004		7.2300e-003	7.2300e-003		7.2300e-003	7.2300e-003	0.0000	103.5409	103.5409	1.9800e-003	1.9000e-003	104.1562
<b>Total</b>		<b>0.0105</b>	<b>0.0894</b>	<b>0.0380</b>	<b>5.7000e-004</b>		<b>7.2300e-003</b>	<b>7.2300e-003</b>		<b>7.2300e-003</b>	<b>7.2300e-003</b>	<b>0.0000</b>	<b>103.5409</b>	<b>103.5409</b>	<b>1.9800e-003</b>	<b>1.9000e-003</b>	<b>104.1562</b>

**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	594875	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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**5.3 Energy by Land Use - Electricity****Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	594875	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5522	0.0497	0.8209	3.0000e-004		7.7000e-003	7.7000e-003		7.7000e-003	7.7000e-003	0.0000	48.0963	48.0963	2.1700e-003	8.6000e-004	48.4061
Unmitigated	0.5522	0.0497	0.8209	3.0000e-004		7.7000e-003	7.7000e-003		7.7000e-003	7.7000e-003	0.0000	48.0963	48.0963	2.1700e-003	8.6000e-004	48.4061



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**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1014					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4218					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.7300e-003	0.0404	0.0172	2.6000e-004		3.2700e-003	3.2700e-003		3.2700e-003	3.2700e-003	0.0000	46.7864	46.7864	9.0000e-004	8.6000e-004	47.0644
Landscaping	0.0244	9.2800e-003	0.8037	4.0000e-005		4.4300e-003	4.4300e-003		4.4300e-003	4.4300e-003	0.0000	1.3099	1.3099	1.2700e-003	0.0000	1.3416
<b>Total</b>	<b>0.5522</b>	<b>0.0497</b>	<b>0.8208</b>	<b>3.0000e-004</b>		<b>7.7000e-003</b>	<b>7.7000e-003</b>		<b>7.7000e-003</b>	<b>7.7000e-003</b>	<b>0.0000</b>	<b>48.0963</b>	<b>48.0963</b>	<b>2.1700e-003</b>	<b>8.6000e-004</b>	<b>48.4061</b>

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**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1014					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4218					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.7300e-003	0.0404	0.0172	2.6000e-004		3.2700e-003	3.2700e-003		3.2700e-003	3.2700e-003	0.0000	46.7864	46.7864	9.0000e-004	8.6000e-004	47.0644
Landscaping	0.0244	9.2800e-003	0.8037	4.0000e-005		4.4300e-003	4.4300e-003		4.4300e-003	4.4300e-003	0.0000	1.3099	1.3099	1.2700e-003	0.0000	1.3416
<b>Total</b>	<b>0.5522</b>	<b>0.0497</b>	<b>0.8208</b>	<b>3.0000e-004</b>		<b>7.7000e-003</b>	<b>7.7000e-003</b>		<b>7.7000e-003</b>	<b>7.7000e-003</b>	<b>0.0000</b>	<b>48.0963</b>	<b>48.0963</b>	<b>2.1700e-003</b>	<b>8.6000e-004</b>	<b>48.4061</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	2.2324	0.2293	5.4100e-003	9.5780
Unmitigated	2.2324	0.2293	5.4100e-003	9.5780

**7.2 Water by Land Use****Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	7.03663 / 4.43614	2.2324	0.2293	5.4100e-003	9.5780
<b>Total</b>		<b>2.2324</b>	<b>0.2293</b>	<b>5.4100e-003</b>	<b>9.5780</b>

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**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	7.03663 / 4.43614	2.2324	0.2293	5.4100e-003	9.5780
<b>Total</b>		<b>2.2324</b>	<b>0.2293</b>	<b>5.4100e-003</b>	<b>9.5780</b>

**8.0 Waste Detail****8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	10.0846	0.5960	0.0000	24.9842
Unmitigated	10.0846	0.5960	0.0000	24.9842

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**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	49.68	10.0846	0.5960	0.0000	24.9842
<b>Total</b>		<b>10.0846</b>	<b>0.5960</b>	<b>0.0000</b>	<b>24.9842</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	49.68	10.0846	0.5960	0.0000	24.9842
<b>Total</b>		<b>10.0846</b>	<b>0.5960</b>	<b>0.0000</b>	<b>24.9842</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Stationary Equipment

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### Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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### Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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### User Defined Equipment

Equipment Type	Number
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## 11.0 Vegetation

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Appendix B

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# WETLAND ASSESSMENT



24 October 2019

Emily Bowen  
Crawford & Bowen Planning, Inc.  
113 N. Church Street, Suite 302  
Visalia, CA 93291

**Subject: Farmersville Village Wetland Assessment, Farmersville, Tulare County, California**

Dear Emily:

On 21 October 2019, Colibri staff scientist Ryan Slezak conducted a wetland assessment of a 0.81-acre area (survey area) within a proposed residential development project site in the City of Farmersville, California (Figure 1). The assessment involved a desktop review and field survey. The survey area is classified by the United States Fish and Wildlife Service National Wetlands Inventory as a freshwater pond, and the soils on the property are on a National List of Hydric Soils. However, no wetlands were found in the survey area. The survey area lacked hydric soils, hydrophytic vegetation, and wetland hydrology.

**Site Description.** The survey area is southeast of the intersection of E. Walnut Street and Farmersville Road in Farmersville, Tulare County, California. The survey area included an approximately 150-foot by 130-foot barren area within a vacant lot that is routinely disked for fire control. The topography was flat. The barren area was immediately surrounded by ruderal vegetation. The project site was bordered by commercial development to the north and west, a school to the east, and a park to the south. A small drainage ditch was approximately 60 feet east of the survey area, and a larger distribution canal (Extension Ditch) was approximately 500 feet south (Figures 1 and 2).

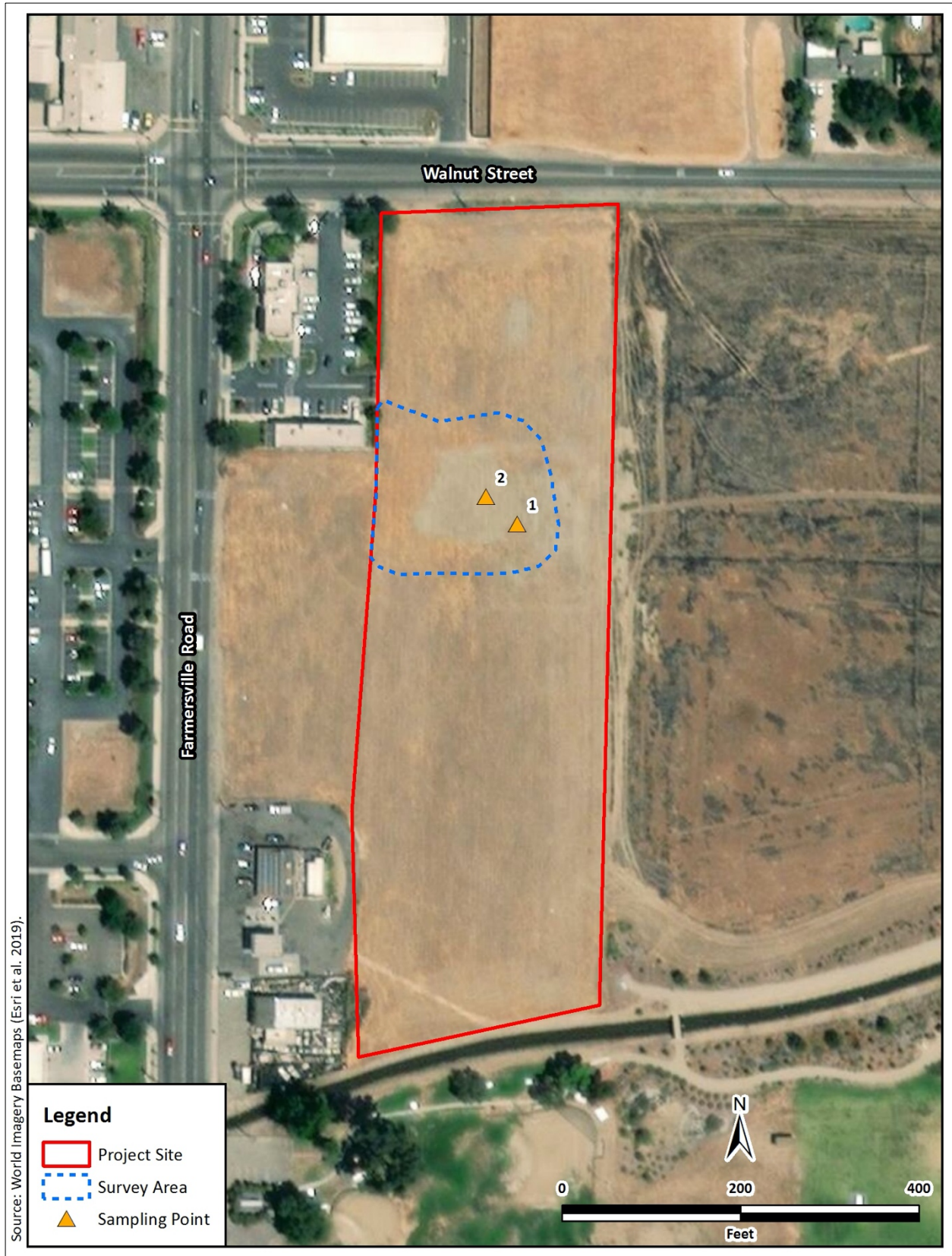
**Purpose.** The purpose of the assessment was to determine whether state or federally regulated wetlands were present in the survey area.

**Methods.** Prior to conducting the field survey, the following sources of information were reviewed:

- Exeter 7.5-minute topographic quadrangle map.
- Aerial imagery from Google Earth (Google 2019).
- Soil survey maps and unit descriptions (NRCS 2019a).
- Hydric soil information (NRCS 2019b).
- United States Fish and Wildlife Service National Wetlands Inventory (USFWS 2016).

The field survey was conducted in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, Version 2.0* (USACE 2008) for a routine determination. Two sampling points were selected to represent the potential wetland feature (Figure 1).





**Figure 1.** Project site and survey area map.



**Figure 2.** Overview of the survey area, facing north.

**Hydric Soils.** Using a sharpshooter shovel, a soil pit was excavated at each sampling point to an overall depth of 16 to 22 inches (Figure 3). Munsell Soil-Color Charts (Munsell Color 2009) were used to determine colors of the soil matrix. Soil texture and hydric soil indicators were evaluated using the *Pocket Guide to Hydric Soil Field Indicators* (WTI 2017).

**Hydrophytic Vegetation.** Plants observed within a 25-square-foot (5 foot by 5 foot) plot at each sampling point were identified to species using *The Jepson Manual* (Baldwin et al. 2012). The *National Wetland Plant List* (Lichvar et al. 2016) was used to determine the status of observed plants as wetland indicator species. The dominance test was used at each sampling point to determine the presence of hydrophytic vegetation (Environmental Laboratory 1987).

**Wetland Hydrology.** The survey area and surrounding landscape were examined for topographic features, drainages, alterations to site hydrology, and other disturbances and features that might influence movement of surface water across the landscape. Each of the sampling points was then examined for positive field indicators of wetland hydrology.

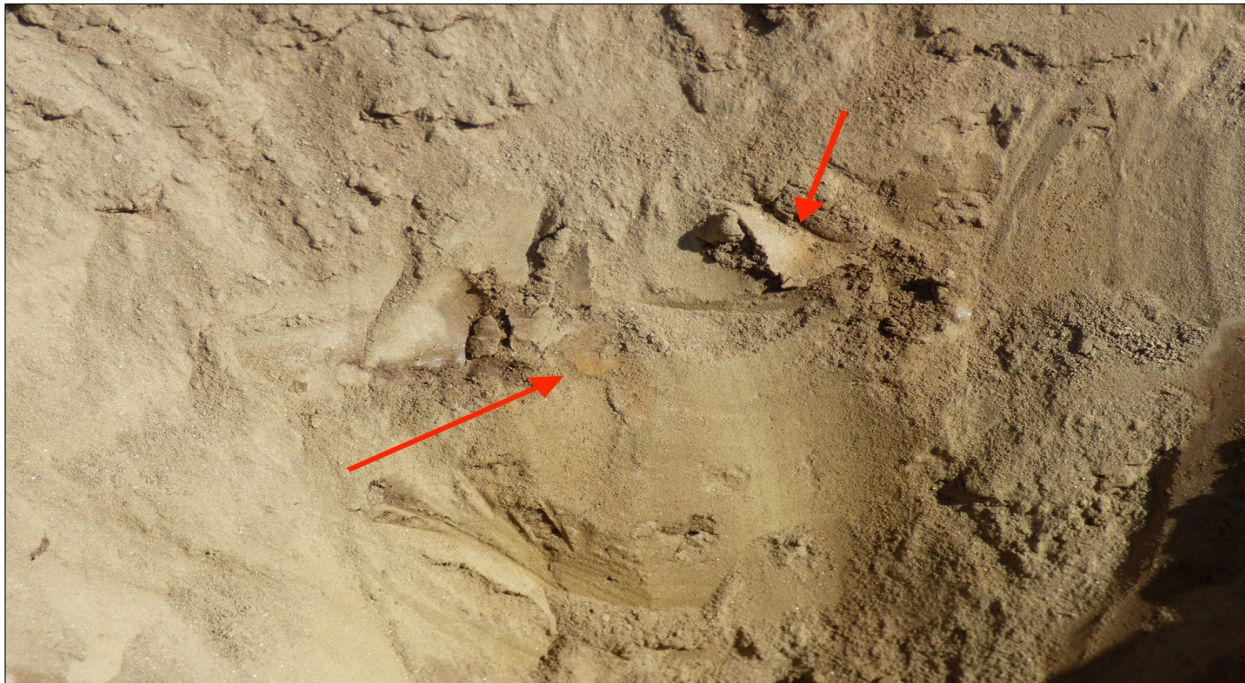
**Results.** The survey area is identified in the National Wetlands Inventory as freshwater pond, classified as a palustrine, unconsolidated bottom, semi-permanently flooded, excavated wetland (PUBFx). According to the National Resource Conservation Service, the soil in the survey area consists of Nord fine sandy loam (NRCS 2019a). This soil type is well drained and is on the National List of Hydric Soils (NRCS 2019b).





**Figure 3.** Soil pit at Sampling Point 1.

Hydric Soils. Hydric soil indicators were not found at either sampling point (Appendix A). Although redox concentrations were detected in the soil pit at Sampling Point 2 (Figure 4), they were not prevalent enough to meet the hydric soil indicator criterion. Therefore, hydric soils were absent.



**Figure 4.** Redox features in the soil pit at Sampling Point 2.

**Hydrophytic Vegetation.** The survey area supported a ruderal plant community dominated by invasive, nonnative grasses and other herbaceous vegetation associated with disturbed environments. Results from two representative vegetation plots showed the plant species with the highest absolute cover was riggut brome (*Bromus diandrus*), followed by wild oat (*Avena fatua*). All plants in the vegetation plots were rated as Obligate Upland (UPL) or Facultative Upland (FACU) (Appendix A). Therefore, hydrophytic vegetation was absent.

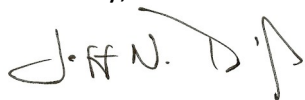
**Wetland Hydrology.** The survey area was flat with no discernable topographical features (Figure 2). A drainage ditch was approximately 60 feet east of the survey area. Based on historical Google Earth aerial imagery (Google 2019), the study area does not pond water and has been subject to disking since at least 1994. No primary or secondary wetland hydrology indicators were observed within the survey area (Appendix A). Therefore, wetland hydrology was absent.

**Discussion:** Although the National Wetlands Inventory (USFWS 2019) identifies the study area as a freshwater pond, and the soil type in the study area is on the National List of Hydric Soils (NRCS 2019b), no state- or federally regulated wetlands were found in the survey area.

A review of Google Earth aerial imagery dating back to 1994 did not reveal any standing water or inundation within the survey area. Based on the site's proximity to commercial and residential areas and the National Wetlands Inventory's "x" classification (excavated by humans), the site presumably supported a detention basin or other human-excavated aquatic feature in the past. The small redox concentrations detected in the soil profile at Sampling Point 2 indicate the soil in the unvegetated area of the site is occasionally saturated. However, the duration or frequency of that saturation is insufficient to meet the state or federal criteria for wetland hydrology or hydric soils. Therefore, we conclude that no state- or federally regulated wetlands occur within the survey area.

Please call or email me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff N. Davis". The signature is stylized with a large, sweeping initial "J" and a distinct "D".

Jeff N. Davis  
Principal Scientist  
(559) 721-6810  
jdavis@colibri-ecology.com



## Literature Cited

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- [NRCS] Natural Resources Conservation Service, U.S. Department of Agriculture. 2019a. Web Soil Survey, National Cooperative Soil Survey: Merced County, California, Western Part (CA647) (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), accessed October 2019.
- [NRCS] Natural Resources Conservation Service, U.S. Department of Agriculture. 2019b. National list of hydric soils (<http://soils.usda.gov/use/hydric/>), accessed October 2019.
- [USACE] U.S. Army Corps of Engineers. 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0). U.S. Army Engineer Research and Development Center, Vicksburg, Mississippi.
- [USFWS] U.S. Fish and Wildlife Service. 2019. National Wetlands Inventory website. U.S. Department of the Interior, U.S. Fish and Wildlife Service, Washington, D.C. (<http://www.fws.gov/wetlands/>), accessed October 2019.
- [WTI] Wetland Training Institute, Inc. 2017. 2017 Pocket Guide to Hydric Soil Field Indicators. Glenwood, New Mexico.

## **Appendix A.**

### Wetland Determination Data Forms

# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: Farmersville Village City/County: Farmersville Sampling Date: 10/21/2019  
 Applicant/Owner: City of Farmersville State: California Sampling Point: 1  
 Investigator(s): Ryan Slezak Section/Township/Range: Section 54, Township 19S, Range 26E  
 Landform (hillslope, terrace, etc.): Alluvial fan, floodplain Local Relief (concave, convex, none): None Slope (%): 0  
 Subregion (LRR): 3 Lat: 36.311219 Long: -119.205777 Datum: NAD83  
 Soil Map Unit Name: Nord fine sandy loam, 0 to 2 percent slopes NWI classification: PUBFx  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No        (If no, explain in Remarks.)  
 Are X Soil X or Hydrology X significantly disturbed? Are "Normal Circumstances" present? Yes        No X  
 Vegetation                              
 Are        Soil        or Hydrology        naturally problematic? (If needed, explain any answers in Remarks.)  
 Vegetation                            

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>      </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b>	Yes <u>      </u> No <u>X</u>
Hydric Soil Present?	Yes <u>      </u> No <u>X</u>		
Wetland Hydrology Present?	Yes <u>      </u> No <u>X</u>		

### Remarks:

Entire site has been disked

## VEGETATION

Tree Stratum (Plot size: <u>      </u> )	Absolute Cover %	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)  Total Number of Dominant Species Across All Strata: <u>1</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0%</u> (A/B)
1. <u>N/A</u>	<u>      </u>	<u>      </u>	<u>      </u>	
2. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
3. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
4. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Prevalence Index worksheet:</b> Total % Cover of: <u>      </u> Multiply by: OBL species <u>      </u> x 1 = <u>      </u> FACW species <u>      </u> x 2 = <u>      </u> FAC species <u>      </u> x 3 = <u>      </u> FACU species <u>1</u> x 4 = <u>4</u> UPL Species <u>99</u> x 5 = <u>495</u> Column totals <u>100</u> (A) <u>499</u> (B)  Prevalence Index = B/A = <u>4.99</u>
Total Cover: <u>      </u>				
Sapling/Shrub Stratum (Plot size: <u>      </u> )				
1. <u>N/A</u>	<u>      </u>	<u>      </u>	<u>      </u>	
2. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Indicators:</b> <u>      </u> Dominance Text is >50% <u>      </u> Prevalence Index is ≤3.0 <sup>1</sup> <u>      </u> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>      </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
3. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
4. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
5. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
6. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>
7. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
8. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
Total Cover: <u>100</u>				
Herb Stratum (Plot size: <u>5 ft x 5 ft</u> )				
1. <u>Bromus diandrus</u>	<u>90</u>	<u>X</u>	<u>UPL</u>	<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>
2. <u>Avena fatua</u>	<u>9</u>	<u>      </u>	<u>UPL</u>	
3. <u>Lactuca serriola</u>	<u>1</u>	<u>      </u>	<u>FACU</u>	
4. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
5. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>
6. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
7. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
8. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
Woody Vine Stratum (Plot size: <u>      </u> )				
1. <u>N/A</u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>
2. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	
Total Cover: <u>      </u>				
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>				

### Remarks:

## SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features				Texture	Remarks
(inches)	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-22	7.5YR 2.5/2	100					Loamy sand	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains<sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils<sup>3</sup>:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		

<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If present):

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No X

Remarks:

## HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)

Secondary Indicators (2 or more required)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Biotic Crust (B12)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Water-stained Leaves (B9)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_Water Table Present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_Saturation Present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_

(includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



# WETLAND DETERMINATION DATA FORM – Arid West Region

Project Site: Farmersville Village City/County: Farmersville Sampling Date: 10/21/2019  
 Applicant/Owner: City of Farmersville State: California Sampling Point: 2  
 Investigator(s): Ryan Slezak Section/Township/Range: Section 54, Township 19S, Range 26E  
 Landform (hillslope, terrace, etc.): Alluvial fan, floodplain Local Relief (concave, convex, none): None Slope (%): 0  
 Subregion (LRR): 3 Lat: 36.311302 Long: -119.205896 Datum: NAD83  
 Soil Map Unit Name: Nord fine sandy loam, 0 to 2 percent slopes NWI classification PUBFx  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No        (If no, explain in Remarks.)  
 Are X Soil X or Hydrology X significantly disturbed? Are "Normal Circumstances" present? Yes        No X  
 Vegetation                              
 Are        Soil        or Hydrology        naturally problematic? (If needed, explain any answers in Remarks.)  
 Vegetation                            

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>      </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b>	Yes <u>      </u> No <u>X</u>
Hydric Soil Present?	Yes <u>      </u> No <u>X</u>		
Wetland Hydrology Present?	Yes <u>      </u> No <u>X</u>		

### Remarks:

Entire site has been disced

## VEGETATION

Tree Stratum (Plot size: <u>      </u> )	Absolute Cover %	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)  Total Number of Dominant Species Across All Strata: <u>0</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0%</u> (A/B)	
1. <u>N/A</u>	<u>      </u>	<u>      </u>	<u>      </u>		
2. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
3. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
4. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Prevalence Index worksheet:</b> Total % Cover of: <u>      </u> Multiply by: OBL species <u>      </u> x 1 = <u>      </u> FACW species <u>      </u> x 2 = <u>      </u> FAC species <u>      </u> x 3 = <u>      </u> FACU species <u>      </u> x 4 = <u>      </u> UPL Species <u>      </u> x 5 = <u>      </u> Column totals <u>      </u> (A) <u>      </u> (B)  Prevalence Index = B/A = <u>      </u>	
Total Cover: <u>      </u>					
Sapling/Shrub Stratum (Plot size: <u>      </u> )					
1. <u>N/A</u>	<u>      </u>	<u>      </u>	<u>      </u>		
2. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Indicators:</b> <u>      </u> Dominance Text is >50% <u>      </u> Prevalence Index is ≤3.0 <sup>1</sup> <u>      </u> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>      </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.	
3. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
4. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
5. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
6. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>	
7. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
8. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
Total Cover: <u>      </u>					
Herb Stratum (Plot size: <u>5 ft x 5 ft</u> )					
1. <u>N/A</u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>	
2. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
3. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
4. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
5. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>	
6. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
7. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
8. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
Total Cover: <u>      </u>				<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>	
Woody Vine Stratum (Plot size: <u>      </u> )					
1. <u>N/A</u>	<u>      </u>	<u>      </u>	<u>      </u>		
2. <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>		
Total Cover: <u>      </u>				<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>X</u>	
% Bare Ground in Herb Stratum <u>100</u> % Cover of Biotic Crust <u>0</u>					
Remarks:					

### Remarks:

## SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR 3.5/3	100					Loamy sand	
4-16	10YR 2.5/2	100		1	C	M	Loamy sand	Redox concentrations scattered and spotty

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains<sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils<sup>3</sup>:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		

<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (If present):

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No X

Remarks:

The redox concentrations in the soil profile were sparse and did not meet the criterion for hydric soil indicator S5 (sandy redox).

## HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply)

Secondary Indicators (2 or more required)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Biotic Crust (B12)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Water-stained Leaves (B9)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_Water Table Present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_Saturation Present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_

(includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

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# CHRIS SEARCH RESULTS



**To:** Emily Bowen  
Crawford Bowen Planning, Inc.  
113 N. Church Street, Suite 302  
Visalia, CA 93291

**Record Search 19-426**

**Date:** October 29, 2019

**Re:** City of Farmersville – Farmersville Village Project

**County:** Tulare

**Map(s):** Exeter 7.5'

### **CULTURAL RESOURCES RECORDS SEARCH**

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

The following are the results of a search of the cultural resource files at the Southern San Joaquin Valley Information Center. These files include known and recorded cultural resources sites, inventory and excavation reports filed with this office, and resources listed on the National Register of Historic Places, Historic Property Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area.

### **PRIOR CULTURAL RESOURCE STUDIES CONDUCTED WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS**

According to the information in our files, there has been one previous cultural resource study within a small portion of the project area, TU-00121. There have been seven additional studies conducted within the one-half mile radius, TU-01033, 01144, 01171, 01179, 01499, 01718, and 01783.

**KNOWN/RECORDED CULTURAL RESOURCES WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS**

There are no recorded cultural resources within the project area, and it is not known if any exist there. There is one recorded resource within the one-half mile radius, P-54-004626, an historic railroad.

There are no recorded cultural resources within the project area that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

**COMMENTS AND RECOMMENDATIONS**

We understand this project consists of development of 108 low-income apartment units on 5.47 acres of vacant, undeveloped land. Because a cultural resources study has never been conducted on most of this project area, it is unknown if any cultural resources are present. The one cultural resource study conducted within a small portion of the project area was completed in 1991. Due to changes in field methods and technology, we routinely recommend a new survey be completed when a previous study was completed more than five years ago. Therefore, we recommend a qualified, professional cultural resources consultant conduct a field survey of the entire project area prior to ground disturbance activities to determine if any cultural resources are present. A list of qualified consultants can be found at [www.chrisinfo.org](http://www.chrisinfo.org).

We also recommend that you contact the Native American Heritage Commission in Sacramento. They will provide you with a current list of Native American individuals/organizations that can assist you with information regarding cultural resources that may not be included in the CHRIS Inventory and that may be of concern to the Native groups in the area. The Commission can consult their "Sacred Lands Inventory" file in order to determine what sacred resources, if any, exist within this project area and the way in which these resources might be managed. Finally, please consult with the lead agency on this project to determine if any other cultural resource investigation is required. If you need any additional information or have any questions or concerns, please contact our office at (661) 654-2289.

By:

Celeste M. Thomson, Coordinator

**Date:** October 29, 2019

Please note that invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.