State of California - Department of Fish and Wildlife

2023 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
E202310000193
STATE CLEARINGHOUSE NUMBER *(if applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF PARLIER		**07/11/2023**

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
FRESNO COUNTY	**E202310000193**

PROJECT TITLE

PARLIER FAMILY APARTMENTS

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF PARLIER		**(559) 449-2700**

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1100 E. PARLIER AVENUE	**PARLIER**	**CA**	**93648**

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,839.25	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,764.00	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,305.25	$	0.00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee	$50.00	$	50.00
☒ Other **CATEGORICAL EXEMPTION**		$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ **50.00**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	**Cierra Loera Deputy Clerk**

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012023)

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2023013707
7/11/2023 12:26 PM
CCR572887 Cloera

E-20231000193

Description	Fee
EIR Administrative Fee	
Time Recorded: 12:26 PM	
Recording Fee:	$50.00
Total Amount Due	$50.00
Total Paid	
Credit Card #230868761	$50.00
Amount Due	$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

Notice of Exemption E2023/0000/93

To: State Clearinghouse
1400 10th Street #12
Sacramento, CA 95814
(via CEQAnet Web Portal)

Fresno County Clerk
2220 Tulare Street
Fresno, CA 93721

From: City of Parlier
1100 E. Parlier Avenue
Parlier, CA 93648

FILED
JUL 11 2023 TIME
By FRESNO COUNTY CLERK DEPUTY

Project Title: Parlier Family Apartments

Project Applicant: Danco Communities

Project Location - Specific: 13700 Tuolumne Street, Parlier, CA (Fresno Co. APN 355-031-27); also, as described under Description, Purpose, and Beneficiaries of Project.

Project Location - City: Parlier **Project Location - County:** Fresno

Description of Nature, Purpose, and Beneficiaries of Project:
The City of Parlier City Council has approved development of a 55-unit multifamily affordable housing project on approximately 3.5 acres of an 11.39-acre parcel. The two-story project includes a mix of one-, two-, and three-bedroom units ranging from 655 SF to 1,188 SF along with 105 parking spaces (of which 55 are covered), community laundry facilities, a 3,800-square-foot community building, and a swimming pool. Approximately 60,2800 square feet (or 40%) of the site is landscaped or developed with usable open space. The project will be served by existing water, wastewater, and storm drainage utilities adjacent in Tuolumne Street that were constructed with the intention of serving residential development on the site. 100% of the dwellings would be affordable for lower-income households.

Name of Public Agency Approving Project: City of Parlier

Name of Person or Agency Carrying Out Project: Danco Communities

Exempt Status:
☐ Ministerial (Sec. 15268).
☐ Declared Emergency (Sec. 15269(a)).
☐ Emergency Project (Sec 15269(b)(c)).
X Categorical Exemption. State type and section number: 15332, In-Fill Development Projects
☐ Statutory Exemption. State code number: _____

Reason(s) why project is exempt:
The City Council has made the following determinations pursuant to CEQA Guidelines Section 15332:

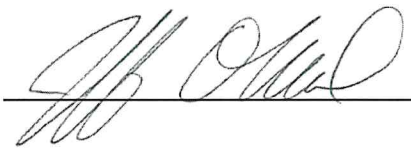
a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The General Plan Land Use on *the 11.39-acre parcel is split between High Density Residential and Medium Low Density Residential, with the project site situated on the Medium Low Density Residential Area. However, the City Council has determined, consistent with Attorney General Opinion 83-804 (67 Cal.Ops.Atty.Gen. 75) that the General Plan Land Use may be shifted within the parcel, and therefore the project is consistent with the High Density Residential Land Use and applicable objective policies. Pursuant to Gov. Code Section 65589.5(j)(4), the project is not required to comply with the standards of the R-1 zone. Subject to the provisions of the Housing Accountability Act, the project is however consistent with the provisions of the R-3 zone as may be modified pursuant to density bonus law.*

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b. The proposed development occurs on a site within city limits on a project site of no more than five acres substantially surrounded by urban uses. *The project site is 3.5 acres in size and is abutted by urban development on three sides (or 75%) of its exterior boundary, meeting the definition of "substantially surrounded."*
c. The project site has no value as habitat for endangered, rare, or threatened species. *The highly disturbed site is substantially surrounded by urban uses, has historically been used for agriculture, and has been disked regularly for weed control and thus does not have habitat value.*
d. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality. *The project is specifically designed to reduce or minimize effects related to traffic and air quality via installation of solar charging facilities, construction of bicycles facilities, trails, and sidewalks, and other components pursuant to the California Building Code. Noise levels are expected to be consistent with the similar multifamily development existing to the immediate west and east. The project is required to comply with the provisions of the Regional Water Quality Control Board and will utilize the City's existing basin and stormwater conveyance facilities.*
e. The site can adequately be served by all required utilities and public services. *The existing water, wastewater, and storm drainage facilities in place adjacent to the site were installed with the intention that they would serve residential development of the project site. The site is within a quarter mile of the City of Parlier Police Department on S. Mendocino Avenue and less than one-half mile from the Fresno County Fire Protection District/CAL FIRE station on E. Parlier Avenue. Mid Valley Disposal will provide sold waste service. The project will include a bus turnout to accommodate a route for the Fresno County Rural Transit Agency.*

Lead Agency Contact: Jeffrey O'Neal, AICP **Phone:** 559.449.2700

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:  **Date:** April 7, 2023 **Title:** City Planner

Date received for filing at OPR: _____