

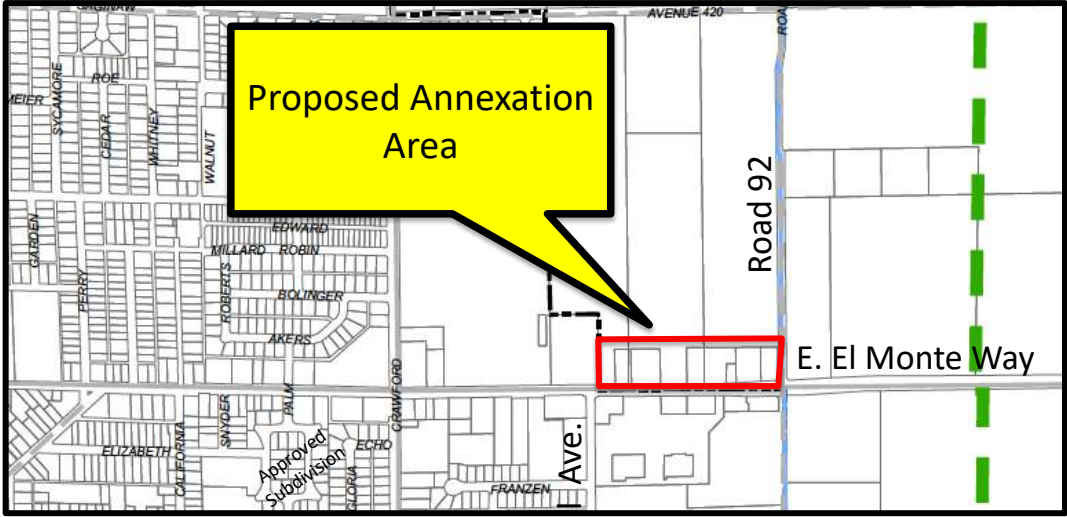
City of Dinuba

Initial Environmental Study *and*

Proposed Negative Declaration

for

“East El Monte Annexation” Project



Prepared for

CITY OF DINUBA

Prepared by



ENVIRONMENTAL REVIEW

GENERAL INFORMATION

What is being proposed?

The City of Dinuba has initiated the annexation of a 8± acre are located along the north side of E. El Monte Way between the existing city boundary (to the west) and Road 92 (to the east). This action also includes a General Plan Amendment, zone change, parcel maps and lot line adjustment. No development is currently proposed as a part of the project.

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

What is this document?

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

Why is this document being prepared?

The California Environmental Quality Act of 1970 requires government agencies to analyze how development projects may impact the environment - before considering and approving or denying the project. Once the document is prepared, it must be made available to the public and circulated for review to potentially affected public agencies for a period of 20 days.

Will this study result in any changes to the project?

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

How do I comment on this study?

Send written comments to the City of Dinuba Public Works Department 1088 E. Kamm Avenue, Dinuba, CA 93618, ATTN: Karl Schoettler or by email to karl@weplancities.com

How is this project reviewed by the City?

Following review by City staff, this particular project will require public hearing before the Dinuba Planning Commission and the Dinuba City Council. If you are interested in knowing the time and date for these meetings, please contact the Dinuba City Clerk at (559) 591-5900.

Who do I contact for more information?

City of Dinuba Public Works Department
1088 E. Kamm Avenue
Dinuba, CA 93618
559 591-5924
ATTN: Karl Schoettler
Email: karl@weplancities.com

TABLE OF CONTENTS

Executive Summary 1

1.0 Introduction 1

2.0 City of Dinuba..... 8

3.0 Project Setting 8

4.0 Discussion of Potential Environmental Effects 14

Maps

1: Regional Location 5

2: Project Area Location 6

3: Aerial Photo 7

1.0 INTRODUCTION

Executive Summary

This document is an analysis of potential environmental impacts of the project titled the “East El Monte Annexation” being proposed within the City of Dinuba. The project is a proposal to annex approximately 8 acres of land from the County of Tulare into the City of Dinuba, and also amend General Plan land use designations, zoning and prepare parcel maps and lot line adjustments for the site. The site consists of a series of parcels located along the north side of E. El Monte Way between the existing city boundary (on the west) to Road 92 (on the east). The foregoing actions are being conducted to implement recommendations of the “*Land Use Strategic Plan for the East El Monte Economic Vitality and Community Sustainability Plan*”, previously adopted by the City.

This environmental study determined the project will not have significant impacts on the environment. As such, the study recommends the City adopt a "Negative Declaration" for the project.

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

1.1 What is This Document?

The following document is an analysis of potential environmental impacts of the project titled “East El Monte Way Annexation” being proposed in the City of Dinuba. The project includes several actions pertaining to approximately 8± acres located on the north side of E. El Monte Way, between the existing city boundary (on the west) and Road 92 (on the east), including annexation, a General Plan land use amendment, pre-zoning, and preparation of a parcel map and lot line adjustments. A more detailed project description can be found under Section 1.3 (Project Description), below.

The California Environmental Quality Act (CEQA) requires public agencies to evaluate the potential environmental effects of development projects and actions that may impact the environment. The action of annexing land and associated project components are considered to be a "project" under CEQA and must be evaluated for its environmental impacts.

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

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

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

- **The project will not have a significant impact on the environment.** A “Negative Declaration” is prepared to adopt the findings of the study.
- **The project could have a significant impact on the environment,** however mitigation measures have been devised that will minimize those potential impacts to a level that is considered "less than significant". A "Mitigated Negative Declaration" is prepared to adopt the findings of the study.
- **The project will have a significant impact on the environment** and an Environmental Impact Report (EIR) must be prepared. An EIR is an in-depth discussion of the project and its impacts. Mitigation measures that can reduce the magnitude of the impacts should also be discussed. The EIR must also examine alternatives to the project that may or may not reduce environmental impacts. These alternatives could include an alternative site or a different way to design the project. The EIR must also discuss "cumulative impacts" which are impacts that will occur when the project is considered along with other development in the area or the region that may be occurring in the same time frame.

Within an EIR, impacts that cannot be reduced to a level that is "less than significant" must be acknowledged. When considering these impacts, the decision-making body (typically the Planning Commission and City Council) must consider and adopt a "Statement of Overriding Considerations" - a statement contained in a resolution that finds that the benefits of the project outweigh its negative environmental effects.

Environmental analysis must be conducted before the decision-making body can take action on the project itself - in this case, approving the annexation and associated project components.

Public Review

CEQA requires the environmental analysis to be made available for public review. This allows members of the public, individuals, property owners and potentially affected public agencies to review the findings of the study. The review period for this Initial Environmental Study is 20 days. Individuals and agencies may submit comments on the study during the public review period. These comments must be considered by City of Dinuba prior to taking action on the project.

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

What is a "Significant Impact"?

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

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

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

1.2 Location

The City of Dinuba is located in the north-central portion of Tulare County. It is approximately 15 miles north of Visalia (the County seat) (see Map 1). The City of Reedley is located about 5 miles northwest of Dinuba, while the unincorporated community of Orosi is about six miles to the east.

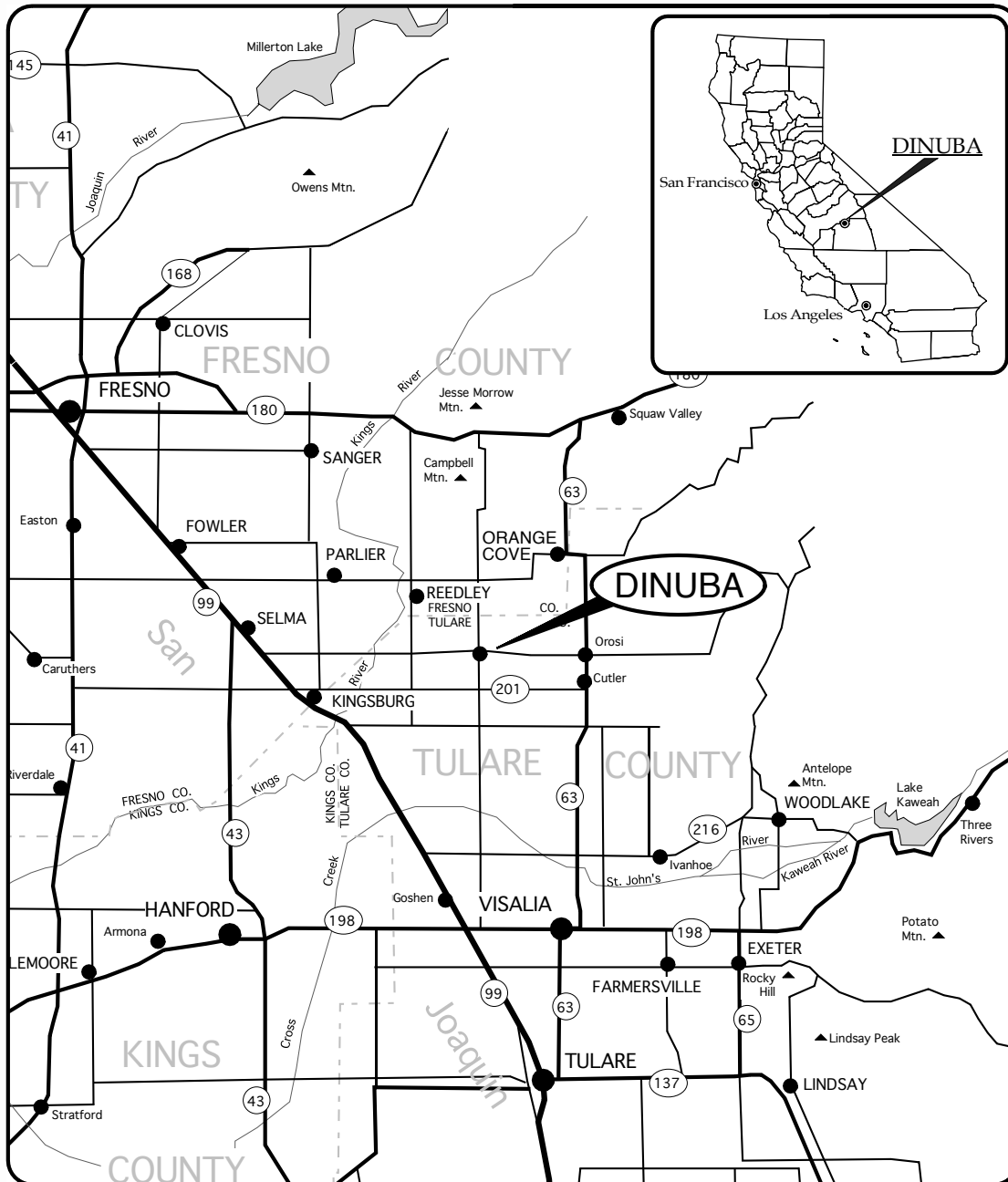
The project site includes nine parcels (and portions of parcels) containing approximately 8± acres located on the north side of E. El Monte Way between the existing city boundary (to the west) and Road 92 (to the east) (see Map 2 (location map) and Map 3 (Aerial Photo)).

1.3 Project Description

The project consists of the following land use actions:

- **Annexation 2020-01**. This action would annex 9 parcels (and portions of parcels) including 8.5± acres from the County of Tulare into the City of Dinuba. At the same time, this land would be detached from County Service Area #1.
- **General Plan Amendment 2020-02**. This action would amend the General Plan's land use designation on four of the parcels from "Medium High Density Residential" to "Community Commercial". The other parcels within the annexation area would remain designated "Community Commercial".
- **Zone Change 2020-02**. This action is a Zone Change, to apply City of Dinuba zoning to the subject parcels. The parcels would be zoned C-3 (Community Commercial). This zone allows a wide variety of commercial uses and activities including retail commercial stores, restaurants, personal services and offices, typically within unified shopping centers.
- **Parcel Map/Lot Line Adjustments**. Some of the subject parcels would cross across the proposed annexation line (therefore having part of the parcel inside the City and part outside). Annexation law generally requires an annexation boundary to run coterminous with parcel boundaries. Due to this situation, the City will prepare a series of parcels maps and lot line adjustments to ensure the annexation boundary and parcel lines are coterminous.

It should be noted that no development is currently proposed within the annexation area.

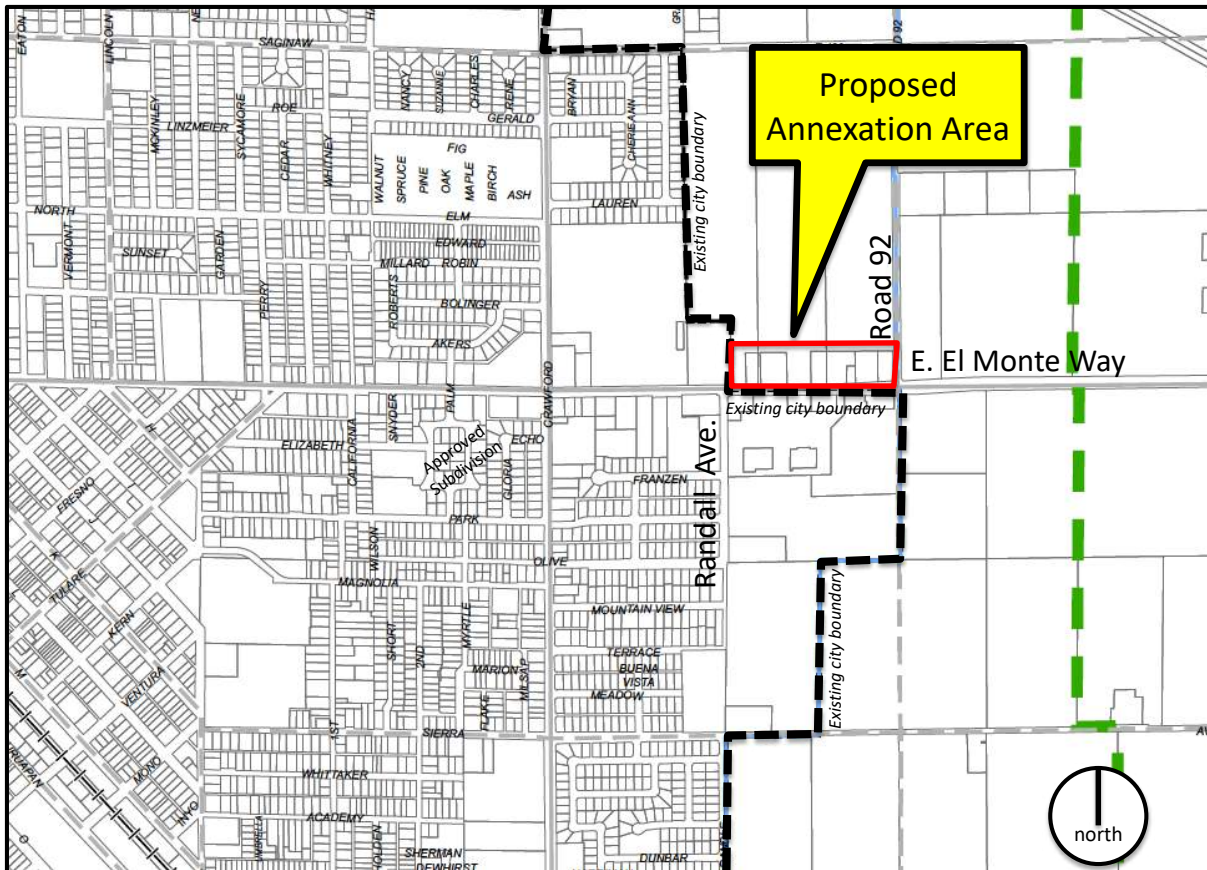


CITY OF
DINUBA

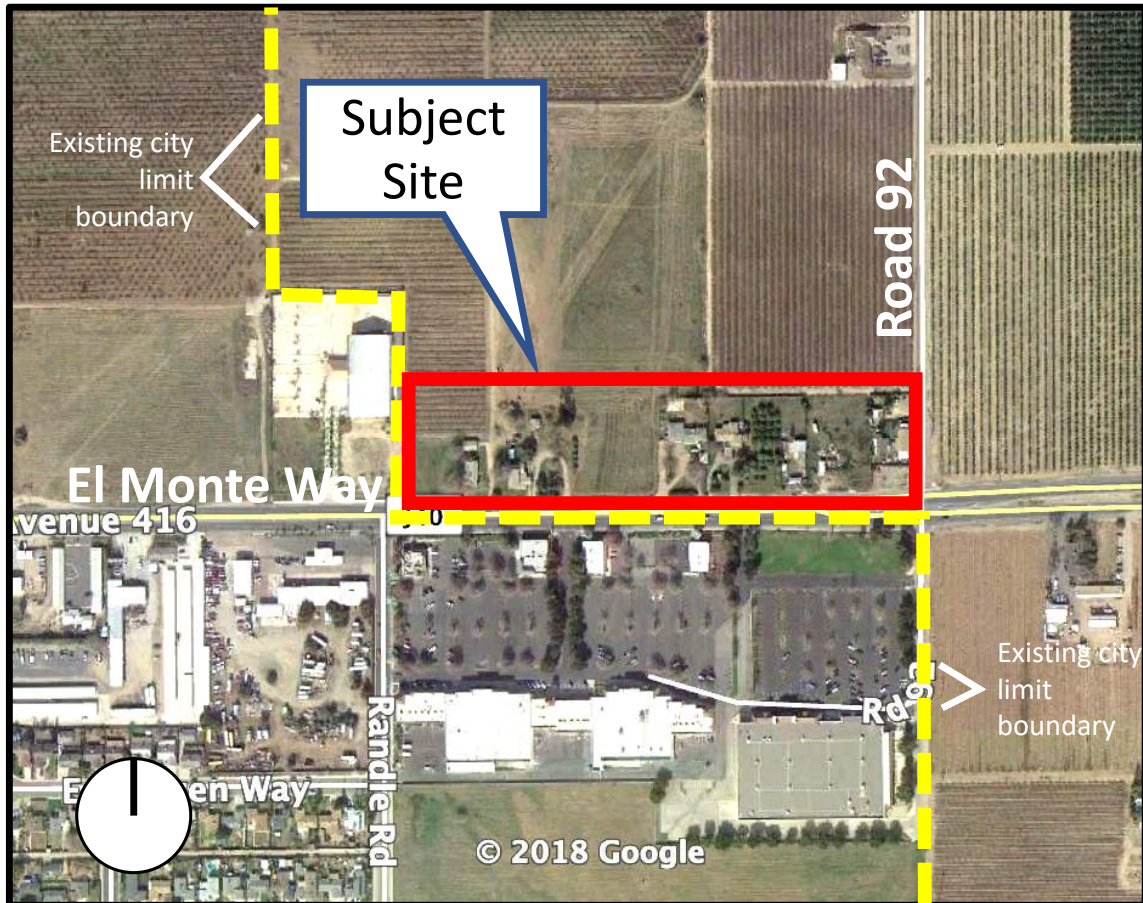
Regional
Location

map
1

Map 2: Project Location



Map 3: Aerial Photo of Site



2.0 CITY OF DINUBA

2.1 Overview

Since incorporation in 1906, the City of Dinuba has grown to an estimated population of 25,994 in 2020, according to the California Department of Finance. Since 1980 the City's population has grown by about 16,090 persons, nearly 162% - or an average annual growth rate of 2.4%.

By 2030, Dinuba is projected to have a population of 38,813 persons – based on the General Plan's growth rate of 3% per year. The average household size in Dinuba in 2020 was 3.84 persons – higher than the average size in Tulare County of 3.38 persons per household.

While Dinuba's base economic support has long been agriculture, the City has diversified its economy over the past two decades, adding a number of industrial uses, including Ruiz Foods, Best Buy Distribution Center and Patterson Logistics Services among others, as well as a number of retail uses, including a Walmart Super Center. Other major employers include the Dinuba School District and the City of Dinuba.

3.0 PROJECT SETTING

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

3.1 Project Site

Existing Land Use & Surrounding Lands:

The site includes nine existing parcels (including portions of two parcels that extend outside the annexation area) containing a total of approximately 8.5 acres. Within the area there are seven existing single family homes. Other existing uses include agriculture (field crops) and vacant land.

Land in the vicinity of the site is characterized by a variety of existing uses, as follows:

North: Agricultural (field crops)

East: Vacant land and agriculture

South: Commercial shopping center (Mercantile Row)

West: Banquet facility

3.2 Land Use Controls

While the development of land is directly controlled by zoning, the General Plan sets an overall policy direction that influences land use. The project site has two existing land use designations according to the proposed land use diagram of the 2030 Dinuba General Plan, including:

“Commercial – Community” According to the General Plan, this designation “*provides for a 10-acre or larger cluster of commercial establishments serving needs similar to the neighborhood commercial centers, but also includes grocery, drug, general merchandise, variety, and specialty stores. The community commercial center generally serves a market area of 1-2 miles. Such facilities should be located in each residential quadrant of the community to minimize cross-town traffic.*” According to the General Plan this designation is consistent with the C-3 (Community Commercial) zone

“Residential – Medium High”. According to the General Plan, “*this land use category provides for a land use pattern characterized predominantly by small scale multiple family residential developments. The typical residential pattern includes duplexes and larger scale, high-amenity apartments. Areas designated medium-high density residential are to be integrated throughout the community adjacent to transportation, community services and commercial developments. To avoid inappropriate concentration of these facilities, such developments shall be limited to 25 contiguous units when integrated into a single family neighbourhood and to 50 contiguous units when developed as a free standing development. New development shall conform to the Urban Design Element of the General Plan.*” According to the General Plan, this designation is consistent with either the RM-2 or RM-3 zone.

General Plan Amendment to Implement the “*Land Use Strategic Plan for the East El Monte Economic Vitality and Community Sustainability Plan*”

In 2018 the City prepared the “*Land Use Strategic Plan for the East El Monte Economic Vitality and Community Sustainability Plan*” to help establish land use planning, circulation and related strategies to help revitalize the area of east Dinuba, centered on El Monte Way. This plan was prepared in response to a long decline of economic activity and development in this sector of the community, most notably exemplified by the near-complete vacancy of the 20-acre Mercantile Row shopping center.

The City Council accepted this document and directed staff to begin implementing its recommendations. Among others, the plan recommends the annexation of additional lands in this area. The subject annexation is one of the first steps of implementing this Plan.

Regarding the annexation site, the Plan recommends all of the parcels be designated “Community Commercial” on the General Plan’s proposed land use map.

Upon annexation it is anticipated the parcels in the annexation area will be zoned C-3 (Community Commercial) which is consistent with the General Plan designation “Community Commercial”.

Surrounding Lands

Lands surrounding the site are designated/zoned as follows:

	Dinuba General Plan Designation	Dinuba Zoning	County Zoning
North	“Community Commercial” and “Medium Density Residential”	--	R-1 (Single Family Residential) R-A (Residential-Agriculture)
East	“General Commercial”	--	R-A (Residential-Agriculture)
South	“Community Commercial”	C-3 (Community Commercial)	--
West	“Community Commercial”	C-3 (Community Commercial)	--

3.3 Traffic and Circulation

Circulation

The subject site currently has access from two roadways. El Monte Way is a regional roadway that connects Dinuba to State Route 99 to the west, and to the unincorporated community of Orosi to the east. In the vicinity of the site, El Monte runs east-west along the south side of the site and is classified as an Arterial roadway by the Circulation Element of the Dinuba General Plan. In the vicinity of the site El Monte features two travel lanes in each direction along with a continuous paved median divider. Portions of the site frontage have concrete curbs and gutters while other portions only have gravel shoulders.

Road 92 runs north/south along the east side of the site and is classified as a Collector Roadway by the Circulation Element. In the vicinity of the site Road 92 features one travel lane in each direction along with gravel shoulders. The ultimate design for this roadway as provided in the Circulation Element calls for one travel lane and one parking lane in each direction, along with curbs, gutters and sidewalks. Typically it is the responsibility of new development to install these improvements along the project frontage. Additional improvements can be required if determined to be necessary, such as widening at intersections, to provide for additional lanes.

The intersection of El Monte and Road 92 is controlled by stop signs for south/north traffic on Road 92.

Additional information on circulation issues can be found in the Circulation Element of the Dinuba General Plan.

3.4 Utilities

Water

The City provides water service within the Urban Development Boundary of the City of Dinuba. The City gets its water from seven active, deep underground water wells with a total maximum production efficiency of about 12.2 million gallons per day (MGD), which equals approximately 8,470 gallons per minute (GPM). While the maximum capacity of the system is 12.2 MGD, the maximum daily demand is 5.9 MGD, and the Daily Average Demand is 4.0 MGD. These rates are lower than stated in the 2008 General Plan and reflect conservation efforts as well as the loss of several industrial uses, including Odwalla and Amber Foods.

The City's water system currently has an excess capacity of about 6.3 MGD, and is operating at 48 percent capacity. Major water users in the City include Ruiz Foods, Dinuba Unified School District and the City of Dinuba, among others.

In the vicinity of the project site there is a 12-inch water line within the right of way of El Monte Way that runs past the site. Even though they are outside of the city limits, all of the existing homes within the annexation area are connected to this line.

Sewer

The City of Dinuba provides sewer service to developed parcels within city limits. Within most of the urban area, the collection system generally consists of 6- to 12-inch diameter lines but there are 30-, 27-inch trunk lines and 24- and 18-inch mail lines. The City's collection system drains by gravity and eleven sewer lift stations to the treatment plant.

The existing Dinuba Waste Water Reclamation Facility (WWRF) is located about two miles west of the developed portion of the City between Sierra Way and Kamm Avenue. The existing plant is designed with a capacity of approximately 3.14 million gallons per day (mgd) average daily maximum month flow (ADMMF). It currently is permitted for a monthly dry weather discharge flow of 3.2 mgd by the California Regional Water Quality Control Board (CRWQCB).

According to information obtained from the City's Public Works Department flows entering the treatment plant have ranged from a high of 2.1 MGD in January, March, and May-September, to a low of 1.9 MGD in February.

In the vicinity of the project site there is an 8-inch gravity line that runs within the right of way of El Monte Way. This line drains to the west.

Storm Drainage

The City's storm drain system consists of surface runoff to streets (curbs and gutters) and entry via drop inlets into subsurface pipelines that terminate at pump stations discharging to surface ditches or at retention basins. The City currently operates 16 storm drainage basins. Some small areas of development drain to on-site retention ponds.

The nearest storm drain lines run under El Monte Way along the frontage of the Mercantile Row shopping center. There are currently no City storm drain lines or facilities within the project area; storm water runs off impervious surfaces and drains into site soils or gravel shoulders along El Monte Way or Road 92.

Gas and Electricity

Electricity service in the Dinuba area is provided by Pacific Gas and Electric Company, while natural gas is supplied by So Cal Gas. There are existing utility lines along El Monte Way.

3.5 Biological Resources

The project site been utilized for agricultural purposes (field crops) and residential development for many years. As such, the site is not expected to provide suitable habitat for rare, threatened or endangered species. The nearest known areas of potential habitat are the channel of Travers Creek (along the west edge of Dinuba) and the undeveloped slopes of Smith Mountain, about 1-1/2 miles northeast of the project area.

3.6 Geological Hazards

Dinuba is not in an area with known active faults that constitute potential hazards to structures. The closest active faults to Dinuba include the Ortigalita Fault (approx. 70 miles west), and the Paicines, San Andreas, and Calaveras Faults (about 85 miles to the west). The major fault to the east is the Owens Valley fault system that runs along the base of the Sierra Nevada range, about 65 miles northeast of the City. Although these fault systems have the capability of significant damage, the distance is great enough to reduce the prospect of significant damage to a minimal level. New development in Dinuba is required to adhere to the Zone II seismic standards of the Uniform Building Code.

3.8 Soils

According to the Soil Conservation Service (SCS), the site soils are composed of the "Exeter Loam". According to the Soil Survey of Western Tulare County the site is classified as "Urbanized soils", however, Exeter loam (when in agricultural production) is classified as "Farmland of Statewide Importance." This classification is described as "*land other than prime farmland that*

has a good combination of physical and chemical characteristics for production of food, feed, forage, fiber and oilseed crops available for these uses (the land could be cropland, pasture, rangeland forest land or other land, but not urban built- up land or water areas). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed (including water management), according to modern farming methods.”

The project site is not entered into a Williamson Act contract (which would prevent the development of non-agricultural uses).

3.9 Flooding

According to the Background Information report for the 2030 Dinuba General Plan, parcels within the annexation area are outside the 100 year flood zone and are designated Zone “X” – defined as “*Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.*” According to this information the potential for flooding of the site is remote.

4.0 DISCUSSION OF POTENTIAL ENVIRONMENTAL IMPACTS

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

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

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

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

Discussion: The site is currently occupied by a combination of single family homes, vacant land and some agricultural crops and is characterized by the appearance of a suburban-fringe area. There are no recognized or designated scenic vistas in the project area. No development is currently proposed, however any future projects that are proposed would be required to comply with City standards for aesthetic appearance, including landscaping, screening, building height, bulk, setbacks, signage, etc. With compliance with these requirements, any impacts will be less than significant.

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

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

Discussion: There are no significant stands of trees, rock outcroppings, historic buildings or other recognized scenic features on the project site. The nearest highway is State Route 63 (about five miles east of the site) which is not designated a State Scenic Highway according to Caltrans records.

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

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

Discussion: See I 1. & 2. There are no recognized scenic aspects of the project site or surrounding parcels. While no projects are currently proposed, any future development will be required to comply with City of Dinuba zoning standards for building size, height, signage, landscaping and screening, among other requirements. This will result in a less-than-significant impact.

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

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

Discussion: No development is proposed within the annexation area. However any new projects that are proposed will be required to ensure that all new light fixtures must be hooded and adjusted to preclude unnecessarily illuminating adjacent properties and roadways.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

Discussion: According to the Important Farmland Map prepared by the State of California, Department of Conservation, the site is classified as “Urbanized or Built Up Land”. Accordingly, there is no impact as a result of the current project.

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

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

Discussion: A review of Tulare County Assessor Parcel Maps and agricultural preserve maps maintained by the State of California Department of Conservation indicate that the subject site is not entered into an agricultural preserve contract, nor is it zoned for agricultural use.

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

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

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

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

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

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

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

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

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

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

1. *Conflict with or obstruct implementation of the applicable air quality plan?*
2. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
3. *Expose sensitive receptors to substantial pollutant concentrations?*

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

Discussion: The proposed project area lies within the San Joaquin Valley Air Basin (SJVAB). At the Federal level, the SJVAB is designated as “extreme nonattainment” for the 8-hour ozone standard, “attainment” for PM₁₀ and CO, and “nonattainment” for PM_{2.5}. At the State level, the SJVAB is designated as “nonattainment” for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

Because of the region’s non-attainment status for ozone, PM_{2.5}, and PM₁₀, if project-generated emissions of either of the ozone precursor pollutants (ROG or NO_x), PM₁₀, or PM_{2.5} were to exceed the SJVAPCD’s significance thresholds, then a project would be considered to conflict with the attainment plans.

In addition, if the project land uses were to result in a change in land use and corresponding increases in vehicle miles traveled, they may result in an increase in vehicle miles traveled that is unaccounted-for in regional emissions inventories contained in regional air quality control plans.

The annual significance thresholds to be used for the project for construction and operational emissions are as follows:

- 10 tons per year ROG;
- 10 tons per year NO_x;
- 15 tons per year PM₁₀; and
- 15 tons per year PM_{2.5}.

No projects are currently proposed in annexation area, therefore it is not possible to generate potential project emissions. At the time a development project is proposed, the City may be required to determine potential emissions and any project must undergo review by the Valley Air Pollution Control District and comply with District requirements for air quality mitigation and reduction.

In addition, it should be noted that the Environmental Impact Report that was prepared for the 2030 Dinuba General Plan identified air quality impacts associated with buildout of the planning area as a significant, unavoidable impact. This is largely due to the

topography of the San Joaquin Valley, which prevents the dispersal of air pollution that is associated with urban development, agricultural uses and transportation activities in the Valley.

4. *Create objectionable odors affecting a substantial number of people?*

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

Discussion: Less Than Significant Impact. There is no development currently proposed within the annexation area and therefore no chance of impacts related to odors. When any development is proposed such development must comply with City standards for the mitigation and prevention of odors. Given that the C-3 zone generally allows commercial uses (as opposed to industrial activities) it is unlikely there will be odor impacts associated with future development of the site.

IV. BIOLOGICAL RESOURCES --

Would the project:

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

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

Discussion: The Draft Environmental Impact Report (DEIR) prepared for the 2030 Dinuba General Plan contains information on protected plant and animal species and habitat that are known to occur in the Dinuba area. A survey conducted for the DEIR found the bulk of protected species and habitat likely to occur along the Traver Creek corridor (on the west side of the City) and on the upper, undeveloped reaches of Smith Mountain, northeast of the planning area.

The subject site has been used for intensive agriculture and residential development for decades. Given these facts it is expected that the project will have a less than significant impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

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

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

Discussion: According to maps prepared for the 2030 Dinuba General Plan Draft Environmental Impact Report, there are no areas of riparian habitat or other sensitive communities located on or nearby the site or surrounding areas (which are fully developed with agricultural and urban uses). Accordingly, the project will have no effects on riparian habitat or other sensitive natural communities.

3. *Have a substantial adverse effect on state or federally protected wetlands 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?*

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

Discussion: According to maps and research prepared for the Draft Environmental Impact Report for the 2030 Dinuba General Plan, there are no state or federally protected wetlands on the site, nor will the development project affect any protected wetlands. Accordingly, the project will have no impact on this resource.

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

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

Discussion: According to information contained in the Draft Environmental Impact for the 2030 Dinuba General Plan, the project site is not within or adjacent to any known wildlife migration or nursery sites. Therefore, there will be no impact in this category.

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

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

Discussion: There are no local policies or ordinances in Dinuba protecting biological resources.

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

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

Discussion: There are no adopted habitat conservation plans that apply to the project site.

V. CULTURAL RESOURCES --

Would the project:

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

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

Discussion: Based on information contained in the Draft Environmental Impact report for the 2030 Dinuba General Plan, there are no known historical resources present on or adjacent to the project site. Further there is currently no development proposed on the project site.

2. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?*

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

Discussion: Although there are no known archaeological resources located in the project area, any future development could result in disturbance of subsurface archaeological resources during excavation and/or grading. If this occurs, the developer must comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources, if during the course of development on the sites archeological or human remains are encountered. Given that the site has witnessed significant ground disturbance activities associated with agriculture and urban development, it is unlikely that any resources remain.

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

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

Discussion: Due to past disturbance of the site’s soils (plowing, grading, foundation construction, etc.) it is unlikely that any human remains exist at the site. However, should any human remains be discovered during future grading and construction, the Tulare County Coroner must be notified immediately. (The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission [NAHC] if the remains are Native American. The most likely descendants then have 24 hours to recommend proper treatment or disposition of the remains, following the NAHC guidelines).

VI. ENERGY. Would the project:

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

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

Discussion: No development projects are currently proposed, so there will be no impact in this category. Any future developments constructed on the site must comply with California Green Building Code requirements as well as Title 24 standards for energy efficiency. It is expected that this would reduce impacts on energy resources to a less than significant level.

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

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

Discussion: See item VI.1. All future uses and buildings must be constructed to be compliant with California’s current standards for renewable energy and energy efficiency.

VII. GEOLOGY AND SOILS --

Would the project:

Directly or indirectly cause expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo 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.*

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

Discussion: While Dinuba is located in an area that is subject to ground shaking from earthquakes, the distance to faults that will be the likely cause of ground motions is sufficient so that potential impacts are reduced. The City requires all new structures in the community to be built consistent with Zone II seismic standards of the Uniform Building Code.

2. *Strong seismic ground shaking?*

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

Discussion: See response to VI. 1. above. With incorporation of Zone II seismic standards, the potential for significant impacts due to seismic ground shaking will be minimal.

3. *Seismic-related ground failure, including liquefaction?*

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

Discussion: No development of the annexation area is currently proposed however information contained in the Dinuba General Plan indicates the site’s soils have a very low propensity for seismic-related ground failure, including liquefaction. Further, any future development proposed in the project area will be required to prepare an engineered soils study that will make recommendations as to preparation of site soils and foundation systems used for structures on the site. Implementation of these recommendations will reduce the potential of impacts related to ground failure to a less than significant level.

4. Landslides?

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

Discussion: The project site is level. There is no realistic possibility of landslide activity on the site.

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

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

Discussion: No development is currently proposed as part of the annexation and therefore there will be no impact related to soil erosion. However, absorption rates, drainage patterns, and the rate and amount of surface runoff would change with any future development, due to an increase in the amount of impervious surfaces (buildings, parking lots, etc.). Standard required construction practices and compliance with City ordinances and regulations, *The Uniform Building Code*, and adherence to professional engineering design approved by the City will mitigate potential soil erosion impacts from such development.

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

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

Discussion: Underlying geology and soils on the annexation site are considered to be stable, according to information contained in the General Plan. Any development that does occur in the future will be required to prepare an engineered soils and grading plan that details measures that will reduce the potential for stability problems to a less than significant level.

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

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

Discussion: According to the Soil Survey of Western Tulare County, the site is underlain by the “Exeter Loam” which is “moderately well-drained” and has “moderate” shrink-swell potential. These issues can be mitigated through various techniques, including bracing/reinforcement of foundations, and/or the importation of more suitable soils. As

with all development in Dinuba, any future development will be required to prepare an engineered soils study that will detail soil limitations and recommendations for site soil preparations and appropriate foundation techniques.

8. *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?*

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

Discussion: Any future development on the site would be required to connect to Dinuba’s sewer system. Accordingly, there will be no septic-related impacts to site soils.

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

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

Discussion: Although there are no known paleontological or geological resources located in the annexation area, any future development does have the potential to directly or indirectly destroy a paleontological resource. If any cultural or paleontological materials are uncovered during future development projects, the law requires that work in the area shall halt until professional cultural resources evaluation and/or data recovery excavation can be planned and implemented.

VIII. GREENHOUSE GAS

EMISSIONS: Would the project:

1. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
2. *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

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

Discussion: Greenhouse gas emissions (GHG) are emissions of various types of gases that are causing an increase in global temperatures, which is affecting the world’s climate patterns. Scientists recognize GHG resulting from human activities, particularly the use of machinery that burns fossil fuels for power. Key greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons.

The U.S. Environmental Protection Agency published a rule for the mandatory reporting of greenhouse gases from sources that in general emit 25,000 metric tons or more of carbon dioxide (CO2) per year. No development is currently proposed within the annexation area and therefore there will be no impacts related to greenhouse gas emissions. Any future development would generate emissions (and depending on the size of the project) the City would have to quantify these emissions to determine if they meet the standard of a significant impact. Based on the size of the annexation area and experience with other projects, it is unlikely there will be a significant impact associated with future site development.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

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

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

Discussion: The project will not involve the transport, use or disposal of hazardous materials. Any future development will be reviewed by the City for the potential for the transport, use and disposal of hazardous materials. Such use or storage would be required to be conducted in compliance with local, state and federal regulations, therefore this impact is considered to be less than significant.

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

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

Discussion: See response in VII. a. There are no aspects of the project that would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

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

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

Discussion: The project will not emit hazardous emissions or hazardous materials and further it is not located within one-quarter mile of an existing or proposed school.

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

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

Discussion: See response to VIII 2, above. The project site is not included on any list of known hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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

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

Discussion: The project is not located within two miles of a public airport and is not within an airport land use plan.

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

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

Discussion: The project would not impair implementation of any adopted emergency evacuation plans. Prior to any development of the site, Dinuba engineering, police and fire department officials will be involved in the review of project plans to ensure the site is accessible to emergency vehicles.

7. *Expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

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

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

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

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

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

Discussion: Annexation of the site will have no impacts related to water quality, as no development is currently proposed. Any future development on the site must 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. Any development will be required to prepare a grading and drainage plan for review and approval by the City Engineer, prior to issuance of building permits.

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

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

Discussion: Annexation of the site will have no impact on water demand. Two existing homes on the site are already connected to City water via a water line under El Monte Way. Any future development on the site would also connect to the City’s water system.

In order to reduce water demands any future development would be required to comply with State and local water conservation standards including low-water-using landscaping as well as the installation low-flow water fixtures (toilets, shower heads, etc).

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

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

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

Discussion: Annexation of the site will not affect drainage or flooding. However, any future development will be required to prepare and submit a grading and drainage plan for review and approval by the City Engineer, prior to construction – to ensure proper drainage. There are no streams or rivers on or adjacent to the site.

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

Discussion: Annexation of the site will not affect surface runoff or flooding. Any future development would be required to submit a drainage plan for review and approval of the City Engineer prior to construction. This will ensure proper drainage and the prevention of flooding.

- 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?*

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

Discussion: See discussion under IX. 3 and 4, above. Annexation of the site will not contribute runoff water that would exceed the capacity of stormwater drainage systems or create polluted runoff. Any future development will be required to submit an engineered grading and drainage plan for review and approval by the City Engineer, prior to issuance of building permits.

- iv. *Impede or redirect flood flows?*

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

Discussion: According to the Federal Emergency Management Agency (FEMA) flood map 06107CO340E, the site is located within Flood Zone X, which indicates the site is not subject to extensive flooding. Accordingly, there is a less than significant impact.

- v. *Otherwise substantially degrade water quality?*

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

Discussion: No aspect of the project is expected to significantly degrade water quality. During construction of any future projects, the contractor would be required to implement Best Management Practices (consistent with federal National Pollution Discharge Elimination System requirements) to control storm drainage and sediments emanating from the site. Further, any applicant would be required to file a Water Quality Control Management Plan for review and approval by the City Engineer.

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

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

Discussion: According to Flood Map No. 06107CO340E (FEMA), the project site and surrounding area is located within Flood Zone “X” – defined as “Other Areas: Areas determined to be outside the 0.2% annual chance floodplain”. Accordingly, the chance of flooding and resulting release of pollutants at the site is remote.

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

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

Discussion: Any future project constructed on the site would be required to prepare and submit a water quality control plan to be implemented during construction, as required by the federal National Pollutant Discharge Elimination System standards. This plan must be reviewed and approved by the City Engineer prior to start of construction. Also, in compliance with the Sustainable Groundwater Management Act of 2014, the City of Dinuba is participating in preparation of the Sustainable Groundwater Management Plan for the North Kings sub basin. Upon adoption, future development in the City must be compliant with the policies and standards of this plan. For urban development the Plan mandates water conservation measures, such as drought-tolerant/low water landscaping and installation of water-saving fixtures and appliances.

XI. LAND USE AND PLANNING -

Would the project:

1. Physically divide an established community?

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

Discussion: The proposed project will not divide the Dinuba community. Most of the site is already developed with existing single family homes. The 2030 Dinuba General Plan designates this area primarily for commercial development and therefore it is anticipated that over time the subject parcels will transition to commercial uses, thereby resulting in the removal (or conversion) of the dwellings. This process represents an extension of existing commercial development along El Monte Way, which is designated as an Arterial roadway by the Circulation Element of the Dinuba General Plan.

3. *Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

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

Discussion: In addition to annexation, the project will include a General Plan land use amendment to redesignate four of the subject parcels from “Medium High Density Residential” to “Community Commercial” and also associated zone changes from Tulare County’s R-1 (Single Family Residential) zone to the City of Dinuba’s C-3 (Community Commercial) zone. These actions will not conflict with any plan, policy or regulation that was adopted for the purpose of mitigating an environmental effect.

XII. MINERAL RESOURCES --

Would the project:

1. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

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

Discussion: A review of maps maintained by the State of California Department of Conservation indicates that site is not known to harbor mineral resources that would be valuable to the region.

2. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

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

Discussion: See response to XI. 1. There will be no impact.

XIII. NOISE -- Would the project result

in:

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

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

Discussion: Annexation of the site will not result in the generation of a substantial temporary or permanent increase in ambient noise levels.

Any future construction associated with development can be expected to increase ambient noise levels in the project vicinity, however because construction noise typically only occurs intermittently on Monday through Saturdays, during daylight hours, the impact of noise on surrounding land uses is not expected to be significant.

In the long term, future development is likely to 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 other existing developed areas of Dinuba.

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

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

Discussion: See response to XII. 1. above. Annexation of the site will have no noise-related impacts.

3. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

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

Discussion: The project site is not located near any airports and is not within an airport land use plan. There will be no impacts.

XIV. POPULATION AND HOUSING

-- Would the project:

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

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

Discussion: Annexation of the site would not be directly growth-inducing, rather it is intended to accommodate expected growth of the City by providing for additional

commercial development. The site has long been designated and zoned for urban development.

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

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

Discussion: There are currently 7 existing dwellings within the annexation area. With the parcels being zoned for commercial development it is expected that over time these homes will be removed to accommodate commercial uses (or may be converted to commercial use). Because this will likely occur gradually and the number of homes is fairly small, this will have a less than significant impact.

XV. PUBLIC SERVICES

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

Fire protection?

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

Discussion: A less than significant impact is expected. The City of Dinuba is already typically the first emergency responder to this site, given that it is on the edge of the City’s boundary. The nearest Tulare County (Cal Fire) facility is in Cutler, about 6 miles east of Dinuba.

Police protection?

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

Discussion: The project area receives police protection from the Tulare County Sheriff’s Department. The nearest substation is located in Cutler, about six miles east of Dinuba. The Sherrif’s office has an agreement with the Dinuba Police Department for joint response to calls. For urgent calls it is likely that the Dinuba Police Department would respond first, given the site’s proximity to the City.

Annexation of the subject site may add to the work load for the Police Department, however this is not expected to have a significant impact on the Department’s ability to respond to emergencies with its current personnel and equipment.

Schools?

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

Discussion: The site is within the Dinuba Unified School District (D.U.S.D.). Any students residing in homes in the annexation area would most likely be attending Dinuba public schools (unless enrolled in a private school). Annexation of the site is not expected to impact the school district in terms of overcrowding, given the small area and number of homes being annexed. Further, these dwellings are likely to be eliminated or converted to commercial use over time.

Parks?

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

Discussion: A less than significant impact is expected. It is possible that residents of the existing homes on the site already make use of parks owned and operated by the City. Because the site will be zoned for commercial use, it is expected that these homes will eventually be removed or converted to commercial uses, thereby reducing demands on the City’s parks and recreation facilities even further.

Other public facilities?

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

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

XVI. RECREATION --

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

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

Discussion: See response to XIV. 1. (Parks) above. Because the site will be zoned for commercial development there should be no increase in the use of neighborhood or regional parks or other recreational facilities in a manner that would accelletate physical deterioration of these facilities.

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

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

Discussion: See response to XIV. 1. (Parks) above. The project does not include the development of any recreational facilities.

XVII. TRANSPORTATION/TRAFFIC -

- Would the project:

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

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

Discussion: No development is currently proposed within the annexation area and there will be no impact. Any future development will be required to comply with Dinuba’s policies and ordinances concerning the City’s circulation system, including transit, roadway, bicycle and pedestrian facilities. In this location, future improvements would include sidewalks, bike lanes and potentially a transit stop to serve future commercial development.

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

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

No development is proposed within the annexation area, therefore there will be no impacts. Future uses are expected to be those that are allowed in the C-3 (Community Commercial) zone, which includes stores, restaurants, and offices, among others. Vehicle trips from these uses would be expected to generate a certain amount of vehicle miles traveled (VMT), which in turn generate greenhouse gases, a precursor to climate change.

Each trip will vary in distance, some local and some to destinations outside of Dinuba. The City may be required to conduct VTM analysis for each project that is proposed. However it is the intent of the General Plan and the East El Monte Revitalization Plan to create neighborhoods that promote walking and cycling (as opposed to vehicle use) thereby promoting the State’s goals of reducing greenhouse gases and VMT.

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

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

Discussion: The annexation is not anticipated to increase hazards due to any design feature. No development is currently proposed in the planning area; future commercial development would be required to be designed consistent with City standards for traffic safety.

- 5. *Result in inadequate emergency access?*

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

Discussion: No impact is expected, as no development is currently proposed. Any future development would be reviewed by the City Engineer as well as Dinuba Police and Fire Departments to ensure adequate emergency access is provided.

XVIII. TRIBAL CULTURAL RESOURCES

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

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

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

Discussion:

The site is not listed in the California Register of Historical Resources, or in any local register of historical resources. The site is flat and has been used for residential

development and for growing crops for decades. There are no waterways or other features on or adjacent the site that are typically known to have attracted settlement or other activities by Native Americans.

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

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

Discussion:

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

XIX. UTILITIES AND SERVICE

SYSTEMS: Would the project:

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

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

Discussion: No development is currently proposed in the annexation area, therefore 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.

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

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

Discussion:

No development is currently proposed in the annexation area and two of the existing homes are already connected to the City’s water system. Any future development would increase demands on Dinuba’s water production and distribution system and would be analyzed to determine its potential impacts on the system. It should be noted that any such development would be required to comply with City and State regulations concerning water conservation, including the Model Water Efficient Landscape Ordinance, (the implementation of which is estimated to reduce water demands by 40 to 60 percent over business as usual).

Finally, future development would be required to pay the City’s water system development impact fees. Funds accrued in this account are used to make capital improvements to the City’s water system, including improvements that are designed to promote greater water efficiency.

4. *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?*

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

Discussion: As noted previously, no development is currently proposed in the annexation area, and one of the existing homes is already connected to the City’s wastewater system. Any future development would increase flows into Dinuba’s Wastewater Treatment Plant (WWTP). The EIR prepared for the 2030 Dinuba General Plan determined that the plant has adequate capacity to accommodate development within the boundaries analyzed in the EIR (including the project site). At the time the site is developed additional analysis will be required to determine specific potential impacts.

5. *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?*

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

Discussion: No development is currently proposed therefore there will be no impact regarding solid waste systems. Existing homes on the site are currently served by Pena Disposal.

The City of Dinuba also contracts with Pena Disposal for solid waste and recycling collection services. Pena hauls non-recyclable materials to the Visalia Landfill located south of Dinuba. According to information provided by Tulare County, the landfill has a life span through at least 2040, depending on volumes of waste it receives.

Any future development will be required to participate in the City’s solid waste and recycling programs (including green waste composting and construction/demolition debris recycling).

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

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

Discussion: See response to XVI. f. Future development projects will be required to participate in Dinuba’s solid waste and recycling programs. Accordingly, the project will comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

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

a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

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

Discussion: The site is located on the floor of the San Joaquin Valley and is not located in or near any State responsibility areas or lands classified as a “very high” fire hazard severity zone. There will be no impact.

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 post-fire slope instability, or drainage changes?

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

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

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?

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

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

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?

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --

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

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

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

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

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

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

CHECLIST PREPARED BY:

Paul Schoettler
Name

July 30, 2020
Date