

**CITY OF SANGER**  
1700 7<sup>th</sup> STREET  
SANGER, CALIFORNIA 93657  
(559) 876-6300 x1540 / Fax (559) 876-6323

DATE: April 2, 2020

TO: Interested Parties and Individuals

FROM: City of Sanger

SUBJECT: Initial Study/Proposed Mitigated Negative Declaration  
Site Plan Review No. 2020-02, proposed Dutch Bros Restaurant at the south west corner of Academy Avenue and 5<sup>th</sup> Street, Sanger, CA 93657.

The City of Sanger has prepared an Initial Study and proposes to adopt a Negative Declaration for the project as described below. The Initial Study can be viewed at <https://www.ci.sanger.ca.us/464/Notices>.

**The Public Review Comment Period starts on April 2, 2020 and concludes on April 22, 2020.** Please submit your written comments to David Brletic, Senior Planner, 1700 Seventh Street, Sanger, CA 93657, or through email to [dbrletic@ci.sanger.ca.us](mailto:dbrletic@ci.sanger.ca.us). Comments must be received before 5:00 p.m. on April 22, 2020.

The project proposes construction of a new 862± square feet Dutch Bros Restaurant with dual lane drive-thru. The proposed project includes on-site parking, on-site drive isles, and on-site landscaping. The proposed project site is 24,000± (APN 317-084-19, a 19,000± square feet parcel and a 5,000± square feet portion of APN 317-084-13T), located at the SW corner of Academy Avenue and 5<sup>th</sup> Street, Sanger, CA 93657.

For additional information on the project contact David Brletic, Senior Planner, at [dbrletic@ci.sanger.ca.us](mailto:dbrletic@ci.sanger.ca.us), or (559) 876-6300 ext. 1540.

Sincerely,

**David Brletic, Senior Planner**  
Community Development Department

## 1.0 INTRODUCTION

### Executive Summary

This document is an analysis of potential environmental impacts of Site Plan Review No. 2020-02 being proposed within the City of Sanger.

The project proposes construction of a new 862± square feet Dutch Bros Restaurant with dual lane drive-thru. The proposed project includes on-site parking, on-site drive isles, and on-site landscaping. The proposed project site is 24,000± (APN 317-084-19, a 19,000± square feet parcel and a 5,000± square feet portion of APN 317-084-13T), located at the SW corner of Academy Avenue and 5<sup>th</sup> Street, Sanger, CA 93657.

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 "Site Plan Review No. 2020-02" being proposed in the City of Sanger. The project is a request to develop a new 862± square feet Dutch Bros Restaurant with dual lane drive-thru. The development includes on-site parking, on-site drive isles, and on-site landscaping. The development is proposed on a site 24,000± (APN 317-084-19, a 19,000± square feet parcel and a 5,000± square feet portion of APN 317-084-13T), located at the SW corner of Academy Avenue and 5<sup>th</sup> Street, Sanger, CA 93657.

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 act of approving the proposed development through the Site Plan Review application is considered to be a "project" under CEQA and must be evaluated for its environmental impacts.

The first step of environmental review is to determine whether a project is exempt from further review. CEQA contains a list of projects and actions normally considered to be exempt. The act of approving the proposed development through the Site Plan Review application, 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 project site and vicinity.
- A checklist of potential environmental effects of the project. This checklist helps the agency focus its examination of environmental issues.
- A discussion of the environmental effects contained on the checklist.

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. Approval of the Site Plan Review application is through the administrative authority of the Community Development Director.

### 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 Sanger prior to taking action on the project.

If, after the public review period, considering written comments submitted during the public review period, and considering the environmental study itself, the Community Development Director determines that the findings of the study are correct, the Community Development Director may then adopt the findings of the study. If, however, the Community Development Director determines the study does not adequately analyze and document the project, the Community Development Director may elect to conduct additional study.

### What is a "Significant Impact"?

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

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

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

## **1.2 Location**

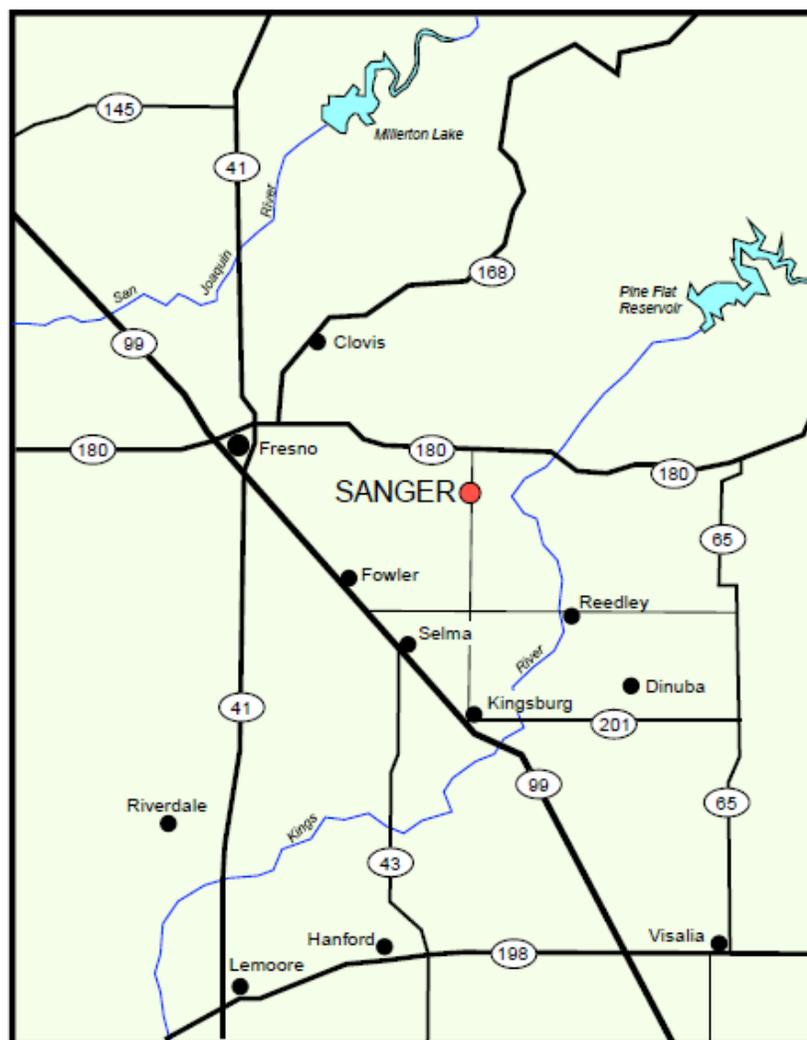
Sanger is located in Fresno County in the eastern portion of the San Joaquin Valley. It is located south of State Route 180, an east-west highway that crosses the County and connects Mendota on the west to Sequoia/Kings Canyon National Parks on the east (see Regional Location Map). Sanger is approximately 13 miles east of Fresno, the county seat of Fresno County. Other nearby cities include Fowler, six miles to the southwest, Parlier, six miles to the south, and Reedley, nine miles to the southeast. The unincorporated community of Del Rey is located about 2-1/2 miles southwest of Sanger.

The project site is 24,000±, including APN 317-084-19, a 19,000± square feet parcel, and a 5,000± square feet portion of APN 317-084-13T, located at the SW corner of Academy Avenue and 5<sup>th</sup> Street, Sanger, CA 93657.

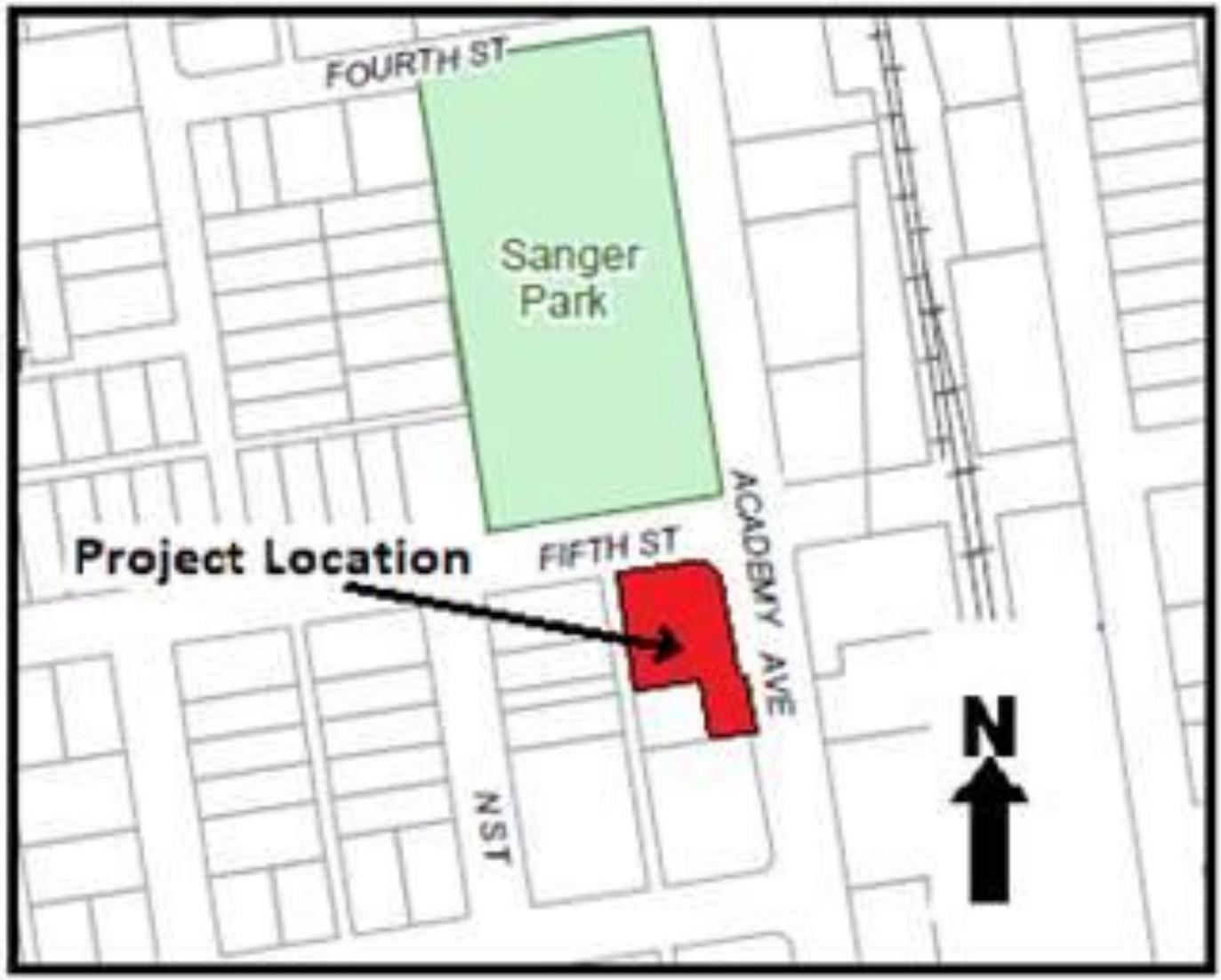
### 1.3 Project Description

The proposed project is construction of a new 862± square feet Dutch Bros Restaurant with dual lane drive-thru. The proposed project includes on-site parking, on-site drive isles, and on-site landscaping. The proposed project site is 24,000± (APN 317-084-19, a 19,000± square feet parcel and a 5,000± square feet portion of APN 317-084-13T), located at the SW corner of Academy Avenue and 5<sup>th</sup> Street, Sanger, CA 93657.

### Regional Location



### Project Location



### Aerial of Project Location





### 3.0 PROJECT SETTING

#### 3.1 Project Site

##### Existing Land Use & Surrounding Lands:

The site is 24,000± (APN 317-084-19, a 19,000± square feet parcel and a 5,000± square feet portion of APN 317-084-13T), and includes a vacant 875± square feet building to be removed. The existing building was built in 1949.

North: Sanger Park  
East: Commercial Uses  
South: Commercial Use  
West: Single-Family and Multiple-Family Uses

#### 3.2 Land Use Controls

The project site is designated “General Commercial” on the Proposed Land Use Map of the 2025 Sanger General Plan. The site is zoned C-4, General Commercial, on the City of Sanger zoning map. The C-4 zone is consistent with the General Plan designation.

Surrounding General Plan designation and Zoning designation: To the north, the General Plan designation is Parks/Open Space and the Zoning designation is RSC-Recreation, School, and Conservation. To the south and east, the General Plan designation is General Commercial and the Zoning designation is C-4, General Commercial. To the west the General Plan designation is Medium High Density Residential and the Zoning designation is RM – 1.5

#### 3.3 Traffic and Circulation

##### Circulation

The parcel is located at the southwest corner of 5<sup>th</sup> Street and Academy Avenue and will have direct access from Academy Avenue. Academy Avenue is classified as an Arterial street and features two travel lanes in each direction, third travel lane turn pockets on north bound and south bound Academy Avenue. North bound and south bound Academy Avenue is divided by a median. The intersection of 5<sup>th</sup> Street and Academy Avenue is controlled traffic by traffic signal. Improvements along the site frontage include curbs and gutters.

The project applicant will be required to secure an encroachment permit from the City of Sanger for improvements proposed within the public right-of-way.

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

**CHECKLIST – DISCUSSION OF POTENTIAL ENVIRONMENTAL IMPACTS**

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

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on a scenic vista. The project site is located within the city limits, in an urbanized area surrounded by development, at the southwest corner of Academy Avenue and 5<sup>th</sup> Street. The project site is not located near or within, or visible from, a scenic vista and would not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on any scenic resources of the area. The project site is not located near or within, or visible from, scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, and would not substantially damage such resources.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on degrading the existing visual character or quality of the site and its surroundings. The project site is a blighted parcel in an urbanized area surrounded by development. The proposed project includes removal of an existing dilapidated building and development of the site meeting all development standards.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The proposed includes exterior lighting of the parking lot and pedestrian paths throughout the site. Proposed lighting will meet all development all development standards and be required to be shielded, deflecting light from adjacent properties. Addition of the proposed new lighting into an urbanized area surrounded by development is less than significant. Compliance with development standards will reduce impacts from new sources of light in the area to less than significant without the need for additional mitigation measures.

<b>Potentially Significant <u>Impact</u></b>	<b>Less Than Significant with <u>Mitigation</u></b>	<b>Less Than Significant <u>Impact</u></b>	<b>No <u>Impact</u></b>
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**II. AGRICULTURE RESOURCES.** *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is located within the city limits and does not include annexation or conversion of farmland.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is located within the city limits and zoned for commercial use. No property zoned for agriculture use or under Williamson Act contract is located within the vicinity of the proposed project site.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is located within the city limits and is not zoned as forest land or timberland.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is located within the city limits and is not zoned as forest land or used as forest land.

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

**Discussion:** The proposed project will have a **less than significant impact** on other changes in the existing environment that due to their location or nature could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use. The project site is located within the city limits, in an urbanized area

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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surrounded by development. The project does not involve changes in the existing environment that can result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use.

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

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

**Discussion:** The proposed project will have a **less than significant impact**. The project would not conflict with or obstruct the implementation of air quality management standards. Standards set by the SJVAPCD, CARB, and Federal agencies relating to the project would continue to apply.

Emissions generated by the development project proposed for the site will generally fall into two categories: short term and long term.

Short-term air pollution impacts are those which are generated at construction sites and usually consist of particulate matter (PM-10 (10 microns or smaller in diameter) as well as emissions from motor vehicles and equipment operating on (and to and from) the site.

During construction, grading activities may result in suspended dust particles, particularly under windy conditions. This short-term potential impact can be mitigated by on-site dust suppression measures. These measures include watering of all graded or excavated material at least twice a day, stopping grading and excavation activities when the wind speed exceeds 20 mph for one hour, watering or covering all material transported off-site, and minimizing the area disturbed by grading and excavation activities.

The San Joaquin Valley Unified Air Pollution Control District has jurisdiction over construction site activities, ensuring that dust suppression measures will be implemented. The District's dust control rules are contained in Regulation VIII. Further, the applicant must secure a permit to construct from the Air District, prior to beginning work on the proposed project.

The District's rules also pertain to emissions from construction equipment, primarily consisting of ozone-causing emissions – Reactive Organic Gases (ROG) and oxides of nitrogen. Given the relatively small size of the project site, the project's construction-related emissions are expected to be below the Air District's thresholds for significance - however the District's construction-site standards will apply to this project site. Among others, these standards include rules limiting idling times for vehicles and ensuring that vehicles are properly-tuned. In order to ensure compliance with these standards, the project must apply for a permit to construct from the Air District, prior to construction.

Long-term air pollution impacts are those which occur from the "operation" of a given use. Vehicles used by customers will be the main source of emissions. The proposed project will be required to undergo the Valley Air District's Indirect Source Reduction review, obtain a permit to construct and comply with District rules for construction and operation.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The proposed project will have a **less than significant impact** on violating an air quality standard or contribute substantially to an existing or projected air quality violation. See III 1. With the project being subject to Air District construction site and operational rules, the project will not violate any air quality standard or contribute substantially to an air quality violation.

3. Result in a cumulatively 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact**. The proposed development will not generate significant criteria pollutants for which the region is non-attainment nor will emissions exceed thresholds established by the SJVAPCD for ozone precursors. The project (along with other development occurring in Sanger and throughout the Valley will contribute to a cumulative deterioration of air quality. This was acknowledged in the Environmental Impact Report that was prepared for the 2025 Sanger General Plan.

4. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact** on exposing sensitive receptors to substantial pollutant concentrations. Dust generated during the construction phase of the project could temporarily impact residents on nearby parcels, however with the incorporation of dust-reducing measures mentioned above, the proposed project should not expose sensitive receptors to substantial pollutant concentrations.

5. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact** on creating objectionable odors affecting a substantial number of people. There is no known aspect of the proposed project that would generate odors. The proposed project is not expected to store or handle materials or chemicals that generate significant odors. There are no known sources of objectionable odors in the surrounding area that would affect the site.

**IV. BIOLOGICAL RESOURCES.** Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**Discussion:** The proposed project will have **no impact** on 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. The project site is located within the City Limits in an urbanized area surrounded by development. There is no known candidate, sensitive, or special status species located on the project site and the project site is not known to serve as habitat for such species.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project will have **no impact** on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The project site is located within the City Limits in an urbanized area surrounded by development. There is no known areas of riparian habitat or other sensitive natural community on or adjacent to the project site.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project will have **no impact** on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The project site is located within the City Limits in an urbanized area surrounded by development. There is no known wetland on the subject site and this is confirmed by a review of the National Wetlands Map.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project will have **no impact** on interfering 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. The project site is located within the City Limits in an urbanized area surrounded by development. The project site is not known to serve as a wildlife corridor. There is no known natural habitat within the project limits.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact** on conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There are no such policies in place. The Sanger City Code requires disclosure of existing trees on proposed development sites. A

<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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mature Fruiting Mulberry, Genus Morus, tree is located on the proposed project site. The trunk of the existing tree is severely rotted, compromising the integrity of the tree. The tree is proposed to be removed with development.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a less than significant impact on conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is located within the City Limits in an urbanized area surrounded by development. There are no adopted habitat conservation plans that apply to the project site.

**V. CULTURAL.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a less than significant impact on causing a substantial adverse change in the significance of a historical resource as defined in 15064.5. There are no known historical resources on the project site or within the vicinity of the project.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource as defined in 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a less than significant impact on causing a substantial adverse change in the significance of an archaeological resource as defined in 15064.5. There are no known archaeological resources on the project site or within the vicinity of the project. Although there are no known archaeological resources located in the project area, the proposed project could result in disturbance of subsurface archaeological resources during excavation and/or grading. If this occurs, the developer will 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.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a less than significant impact on directly or indirectly destroying a unique paleontological resource or site or unique geological feature. There are no known paleontological resources on the project sites or within the vicinity of the projects. Although there are no known paleontological resources located in the project area, the proposed project does have the potential to directly or indirectly destroy a paleontological resource. If any cultural or paleontological materials are uncovered during project activities, work in the area shall halt until professional cultural resources evaluation and/or data recovery excavation can be planned and implemented.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on disturbing any human remains, including those interred outside of formal cemeteries. Due to past disturbance of the site’s soils it is unlikely that any human remains exist at the site. However, should any human remains be discovered during grading and construction, the Fresno County Coroner must be notified immediately. (The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission [NAHC] if the remains are Native American. The most likely descendants then have 24 hours to recommend proper treatment or disposition of the remains, following the NAHC guidelines).

**VI. ENERGY.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The proposed development of the site will comply with California Green Building Code requirements as well as Title 24 standards for energy efficiency.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. Improvements associated with the proposed project will be constructed with California’s current standards for renewable energy and energy efficiency.

**VII. GEOLOGY AND SOILS** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                                     |                          |
| a-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 based on the substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** The proposed project will have a **less than significant impact** on exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on the substantial evidence of a known fault.

While Sanger 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

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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requires all new structures in the community to be built consistent with Zone II seismic standards of the Uniform Building Code.

a-2) Strong seismic ground shaking?

**Discussion:** The proposed project will have a **less than significant impact** on exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. See response to VII. a-1 above. With incorporation of Zone II seismic standards, the potential for significant impacts due to seismic ground shaking will be minimal.

a-3) Seismic-related ground failure, including  
liquification?

**Discussion:** The proposed project will have a **less than significant impact** on exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquification. While the potential for ground failure at the site is low, the applicant 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.

2. Landslides?

**Discussion:** The proposed project will have a **less than significant impact** on exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Properties located within the City of Sanger are generally level with no slopes and are not subject to landslides. The general topography of the project vicinity is level. The project site is sloped from the western property line, downward to the east. Development of the project site includes use of minor (1 foot to 3 feet) retaining walls along portions of the western property line and the southern property line. Use of on-site retaining walls is proposed for efficient site development purposes, not as mitigation for potential landslide.

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

**Discussion:** The proposed project will have a **less than significant impact** on substantial soil erosion or the loss of topsoil. Grading of the project site will expose soil to potential erosion. The proposed project will be required to submit a grading and drainage plan to ensure that on-site soils are stabilized. Activities such as watering the site during construction will be implemented as standard measures to control dust and wind erosion. The City will employ the use of Best Management Practices to control erosion from the site from runoff. Soil erosion will be less than significant.

4. 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-site or  
off-site landslide, lateral spreading, subsistence,  
liquification or collapse?

**Discussion:** The proposed project will have a **less than significant impact** on being 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-site or off-site landslide, lateral spreading, subsistence, liquification or collapse. Soils in the City of Sanger are generally

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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considered to be stable and the City of Sanger is also in a seismically stable zone. The proposed project site contains soil type GtA – Greenfield Sandy Loam, 0 to 3 percent slopes.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on being located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. The proposed project site contains soil type GtA – Greenfield Sandy Loam, 0 to 3 percent slopes. GtA soil type is not defined as an expansive soil.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. New septic tanks or alternative wastewater disposal systems are not permitted in the City of Sanger. The proposed project will connect to the City of Sanger wastewater system.

**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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Greenhouse gas emissions resulting from operations of the project will occur primarily from customers traveling to the site. The project will be required to employ Best Practical Solutions (BPS) to avoid a requirement to quantify and be determined to have a less than significant individual and cumulative impact for greenhouse gas emissions. As such, greenhouse gas emissions generated from future development on the site would not be considered a significant impact if the project would implement BPS strategies, in accordance with Air District recommendations. Compliance with the following measures would ensure that any impacts remain less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The project will comply with requirements of the San Joaquin Valley Air Pollution Control District to implement Best Practical Solutions (BPS), which will ensure compliance with the District’s Greenhouse Gas standards.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**IX. HAZARDS AND HAZARDOUS MATERIAL**

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous material? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on creating significant hazard to the public or the environment through routine transport, use, or disposal of hazardous material. The proposed project is not known to transport, use, dispose of, or generate hazardous material. Prior to demolition of the existing structure, an analysis shall be conducted to determine the potential for asbestos in construction materials. If asbestos is detected then demolition will be performed consistent with adopted protocols for asbestos removal.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on creating a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. See response in IX. 1. 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. As noted above, the existing structure will be analyzed for the potential for asbestos and if detected, appropriate removal techniques will be implemented. This is already a requirement of the law.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project is not known to involve hazardous materials, substances, or waste. The proposed project site 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 create significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is not known to be 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 create significant hazard to the public or the environment.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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would the project result in a safety hazard for people residing or working in the project area?

**Discussion:** The proposed project will have **no impact**. The project site is not located within two miles of any airport and are not located within an airport land use plan.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is not located within the vicinity of any known private airstrips.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on impairing implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is not expected to impair implementation of any adopted emergency evacuation plans. The project site is located within the city limits, in an urbanized area surrounded by development. The project site is served by existing circulation infrastructure designed to serve the area including the project site with commercial land use. City of Sanger Police Department and City of Sanger Fire Department officials have been involved in the review of the proposed project to ensure the site is accessible to emergency vehicles.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. There are no wildlands on or adjacent to the project site.

**X. HYDROLOGY AND WATER QUALITY**

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on violating any water quality standards or waste discharge requirements. Proposed development on the site will comply with all City ordinances and standards to assure proper grading and drainage. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements. The project will be required to prepare a grading and drainage plan for review and approval by the City Engineer, prior to issuance of building permits. Storm drainage will be directed to the adjacent street and into the existgin city storm water system.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of a basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on depleting groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of a basin. The project uses a relatively low volume of water for beverage production and landscaping. Water consumption is similar in nature to a small scale restaurant with the exception that product preparation is limit to beverage production. The proposed project includes removal an existing structure the existing turf planted on the remainder of the site.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The project site is approximately 24,000± square, containing vacant 875± square feet building and turf. The project will develop the site with a new 872± square feet building, parking and drive isles, and landscaping. The project site is surrounded by development and served by existing storm water infrastructure intended to serve the surrounding area including the project with commercial land use. There are no streams or rivers in the project vicinity.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Substantially alter the existing drainage pattern of the site area, including through the alteration the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on altering the existing drainage pattern of the site area, including through the alteration the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site. See X.4. above.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project will have a **less than significant impact** on create or contributing runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project site is surrounded by development and served by existing storm water infrastructure intended to serve the surrounding area including the project with commercial land use. There are no streams or rivers in the project vicinity.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**Discussion:** The proposed project will have a **less than significant impact** on impacts that would otherwise substantially degrade water quality. There are no other aspects of the project that will otherwise substantially degrade water quality.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on placing housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project does not involve development of housing.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on placing within a 100-year flood hazard area structures that would impede or redirect flood flows. The project includes removal of an existing 875± square feet structure and construction of a new 872± square feet structure. The proposed project does not result in a net increase in square feet of structure.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project site is designated, “*Area of Minimum Flood Hazard – Zone*”, on FEMA Flood Maps.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on Inundation by seiche, tsunami, or mudflow. The project is located over 115 miles inland from the Pacific Ocean, the closest source of a seiche or tsunami. There are no aspects of the project that reasonably present the danger of a mudflow.

**XI. LAND USE PLANNING** Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** physically dividing an established community. The project site is in an in-fill area surrounded by urbanization. The project site is served by existing sidewalks and streets.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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**Discussion:** The proposed project will have **no impact** on conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The project does not conflict with and land use plan.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on conflicting with any applicable habitat conservation plan or natural community conservation plan. There is no habitat conservation or natural community conservation plans that apply to the project site.

**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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on loss of availability of a known mineral resource that would be of value to the region and the residents of the state. There are no known mineral resources on or near the project site.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. There are no known locally important mineral resource recovery sites delineated on a local general plan, specific plan, or other land use plan on or near the project site.

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standard of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standard of other agencies. Construction of the project can be expected to increase ambient noise levels in the project vicinity. In the short term, noise levels will be raised during construction of the project by the operation of heavy equipment and other associated activities. Because construction noise will generally occur intermittently on Monday through Saturdays during daylight hours, the impact of noise on surrounding land uses is not expected to be significant. Long term, the project may add some traffic to Academy Avenue that may somewhat increase the ambient noise levels in this neighborhood. However, these noise levels should be relatively consistent with those already experienced in this and other existing developed areas of Sanger, particularly those along Academy Avenue. The project is not known to generate noise in excess of applicable standards.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. See XIII.1. above.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on a permanent increase in ambient noise levels in the project vicinity above levels existing without the project. See XIII.1. above. The proposed project may result in a minor increase in ambient noise levels, the potential increase is not anticipated to be substantial.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Construction activities associated with the project may result in significant temporary noise increases for parcels nearby the site. Construction will be limited to daylight hours Monday through Saturday. The anticipated noise levels should be consistent with or lower than noise generated by other transportation related sources immediately west of the site, including traffic along Academy Avenue.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is not located within an airport land use plan.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project site is not located within the vicinity of any private airstrips.

**XIV. POPULATION AND HOUSING Would the project?**

1. Induce substantial population growth in an area, either directly (for example, by proposing new

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**Discussion:** The proposed project will have a **less than significant impact**. The project is development of an 872± square feet restaurant and is not anticipated to drive population growth.

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

**Discussion:** The proposed project will have **no impact**. The project site is designated for commercial use and does not contain housing.

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

**Discussion:** The proposed project will have **no impact**. The project site is designated for commercial use and does not contain housing.

**XV. PUBLIC SERVICES** Would the project result in?

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

Fire protection?

**Discussion:** The proposed project will have a **less than significant impact** on Fire protection services. The project site is currently served by the Sanger Fire Department. Development of the site will not significantly increase the anticipated level of service needed for the site. Sanger Fire Department officials have been involved with review of the proposed project.

Police protection?

**Discussion:** The proposed project will have a **less than significant impact** on Police protection services. The project site is currently served by the Sanger Police Department. Development of the site will not significantly increase the anticipated level of service need for the site. Sanger Police Department officials have been involved with review of the proposed project.

Schools?

**Discussion:** The proposed project will have a **less than significant impact** on school services. The proposed project is not anticipated to increase Sanger Unified School District student population.

Parks?

**Discussion:** The proposed project will have a **less than significant impact** on City of Sanger Parks and Recreation services. The proposed is not anticipated to increase population.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact** on other public facilities. The proposed project is not anticipated to impact other public facilities.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will a **less than significant impact** on increasing 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. The project site is located immediately south of Sanger Park, across 5<sup>th</sup> Street. The project is not anticipated to generate a significant increase in use of Sanger Park. Sanger Park intended for passive use and can accommodate fluctuation and increase in use.

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project will have **no impact** on construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The project does not include recreational facilities.

**XVII. TRANSPORTATION/TRAFFIC** Would the project?

1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact** on exceeding the capacity of the existing circulation system, based on an applicable measure of effectiveness, taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The project site is located on the southwest corner at the intersection of Academy Avenue and 5<sup>th</sup> Street. This intersection is controlled by a traffic signal. Academy Avenue is an arterial street intended to move high volumes of traffic. The anticipated traffic volume does not exceed the intended capacity of existing circulation system.

2. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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county congestion management agency for designated roads or highways?

**Discussion:** The proposed project will have a **less than significant impact** on conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project does not anticipate traffic volume in conflict with the capacity of existing circulation system.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on changing air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The proposed project site does not involve air traffic.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on increasing hazards due to a design feature or incompatible uses. The proposed project includes development of an on-site, dual lane drive thru. The proposed project anticipates high volumes of on-site queuing in the on-site, dual lane drive thru. In anticipation of volumes of on-site queuing in the on-site, dual lane drive thru, the project is **self-mitigating** through acquisition of additional land to the south to accommodate increased stacking capacity in the dual drive thru. With this self-mitigation the impact will be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on inadequate emergency access. The proposed project does not alter emergency access. The project site is located within the city limits, in an urbanized area surrounded by development. The project site is served by existing circulation infrastructure designed to serve the area including the project site with commercial land use. City of Sanger Police Department and City of Sanger Fire Department officials have been involved in the review of the proposed project to ensure the site is accessible to emergency vehicles.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on inadequate parking capacity. The project includes 17 on-site parking stalls. Establishments intended for the sale and consumption on the premises of food and/or beverages, having less than 1,000 square feet of gross floor area, require at least one parking space for each 200 square feet. This would require 5 parking stalls. The proposed project meets and exceeds the 5 parking stall requirement for the proposed use. The proposed project anticipates a higher rate of visitor turn over intends to provide parking 4 employees per shift. Anticipating the need for a greater number of parking stalls than is required the proposed project **self-mitigating** through acquisition of additional land to the south to accommodate an increased number of parking stalls.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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7. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact** on conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The project does not alter the existing transportation system.

**XVIII. TRIBAL CULTURAL RESOURCES. Would the project?**

a) 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 size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a-1) 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact** on causing a 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 size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 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). The site is not listed in the California Register of Historical Resources, or in any local register of historical resources. The site is relatively flat, within an urbanized area and has been developed with a single family home 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.

a-2) 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The proposed project will have a **less than significant impact.** As discussed above, there are no aspects of the site that indicate it has archaeological resources important to Native American tribes. The City has attempted consultation through the Native American Heritage Commission, in compliance with State law. No contact or request for consultations from these tribes has yet been received by the City.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**XIX. UTILITIES AND SERVICE SYSTEMS** Would the project?

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on exceeding wastewater treatment requirements of the applicable Regional Water Quality Control Board. The proposed project does not generate excess amounts of waste water or generate waste water requiring treatment beyond the capacity of the City of Sanger Waste Water Treatment Plan. The proposed project will not result in exceed wastewater treatment requirements of the Regional Water Quality Control Board.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on requiring or resulting in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The proposed project generates a relatively small amount of waste water and does not require or result in construction of new or expansion of existing wastewater treatment facilities.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on requiring or resulting in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The project site is surrounded by development and served by existing storm water infrastructure intended to serve the surrounding area including the project with commercial land use. No new storm water drainage facilities or expansion of facilities are necessary to serve the project.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on having sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. The City of Sanger is the water service provider. The proposed project uses a relatively small amount of water. The estimated water use is 600 to 1,000 gallon per day for production, sanitation, and landscaping. This is roughly equal to 2.5 average houses (average household uses approximately 400 gallons per day). No new or expanded entitlements for water supply are needed.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**Discussion:** The proposed project will have a **less than significant impact** on resulting in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments. The City of Sanger is the Waste Water service provider. The proposed project uses a relatively small amount of water, approximately 15% of the water consumption. The wastewater treatment provider can serve the project’s projected demand in addition to the provider’s existing commitments.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project will have a **less than significant impact** on sufficient permitted landfill capacity to accommodate the project’s solid waste disposal needs. The project site would be served by the City’s curbside waste removal services, which transports waste to the USA Transfer Station, where recyclables are removed, and non-recyclables are then transported to the American Avenue Landfill. The American Avenue Landfill is permitted to receive up to 2,200 tons per day and has a remaining capacity of 29 million cubic yards (CalRecycle 2014). Sufficient capacity is available the proposed project.

In addition, construction and demolition solid waste would be recycled and disposed of in compliance with the 2010 California Green Building Code Standards and Sanger’s Municipal Code Section 54-16 which requires all materials to be diverted from the solid waste stream that can reasonably be diverted for alternate uses. As such, the project would divert construction and demolition debris from landfills such that it would not have a significant impact on landfill capacity and would comply with regulations set by the Sanger Municipal Code.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on comply with federal, state, and local statutes and regulations related to solid waste. Development of the project would ensure that all construction and demolition waste would adhere to the provisions stated in the 2013 California Building Code. Projects that comply with the 2013 California Building Code would comply with federal, state, and local statutes and regulations related to solid waste. As such, no impact would occur.

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on impairing an adopted emergency response plan or emergency evacuation plan. The proposed project site is not located in or near any State responsibility areas or lands classified as a “very high” fire hazard severity zone. The site is within a developed urbanized area within the City Limits of the City of Sanger, on the floor of the San Joaquin Valley.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on, due to slope, prevailing winds, and other factors,

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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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. The project site is level and not subject to winds or other factors that would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on 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. The site is relatively level, not forested and therefore not subject to wildfire. No infrastructure measures will be required to mitigate the potential for wildfire.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on 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. 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 degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <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)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Prepared By:

*David Brletic*

April 1, 2020

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Signature

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Date