

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC COMMENT PERIOD FOR CONDITIONAL USE PERMIT NO. 2017-02 TO ALLOW CONSTRUCTION OF A 41,364 SQUARE FEET CHURCH ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF BETHEL AVENUE AND NORTH AVENUE IN THE CITY OF SANGER, CALIFORNIA, 93657, APNs 322-225-01 & -02, and 322-230-01, thru 322-230-14.

The City of Sanger has prepared an Initial Study/Proposed Mitigated Negative Declaration as required by the California Environmental Quality Act (CEQA) for the project described below.

Project Description: Conditional Use Permit No. 2017-02 proposes construction of a 41,364 square foot church on the northwest corner of Bethel Avenue and North Avenue. The project is proposed to be constructed in three phases. Phase I proposes construction of 23,304 square feet church, including a main sanctuary, administrative office, classrooms, storage area, kitchen, and 223 parking stalls. Phase II includes an additional 1,116 square feet of administrative office, an additional 1,980 square feet of classroom spaces, and removal of 7 parking stalls. Phase III includes construction of a new 16,080 square feet sanctuary building and 34 new parking stalls.

Notice is hereby given that the Initial Study prepared for the project, disclosed that all the impacts of the project would be *Less Than Significant with Mitigation*.

Notice of Intent to Adopt a Mitigated Negative Declaration: Based on the Initial Study and in accordance with the CEQA Guidelines, a proposed Mitigated Negative Declaration has been prepared. The Mitigated Negative Declaration is hereby available for public comment.

Notice of Public Availability and Public Comment Period: The public comment period for the Initial Study/Proposed Mitigated Negative Declaration will run for a 20 day public review period that starts on **Thursday June 21, 2018 and ends on Wednesday July 11, 2018.**

Address of where Copy of Initial Study and Draft Mitigated Negative Declaration is Available: The Initial Study, Draft Mitigated Negative Declaration, and other project materials are available for public review.

Viewable

Downloadable: City of Sanger website at www.ci.sanger.ca.us under **Press Releases**.

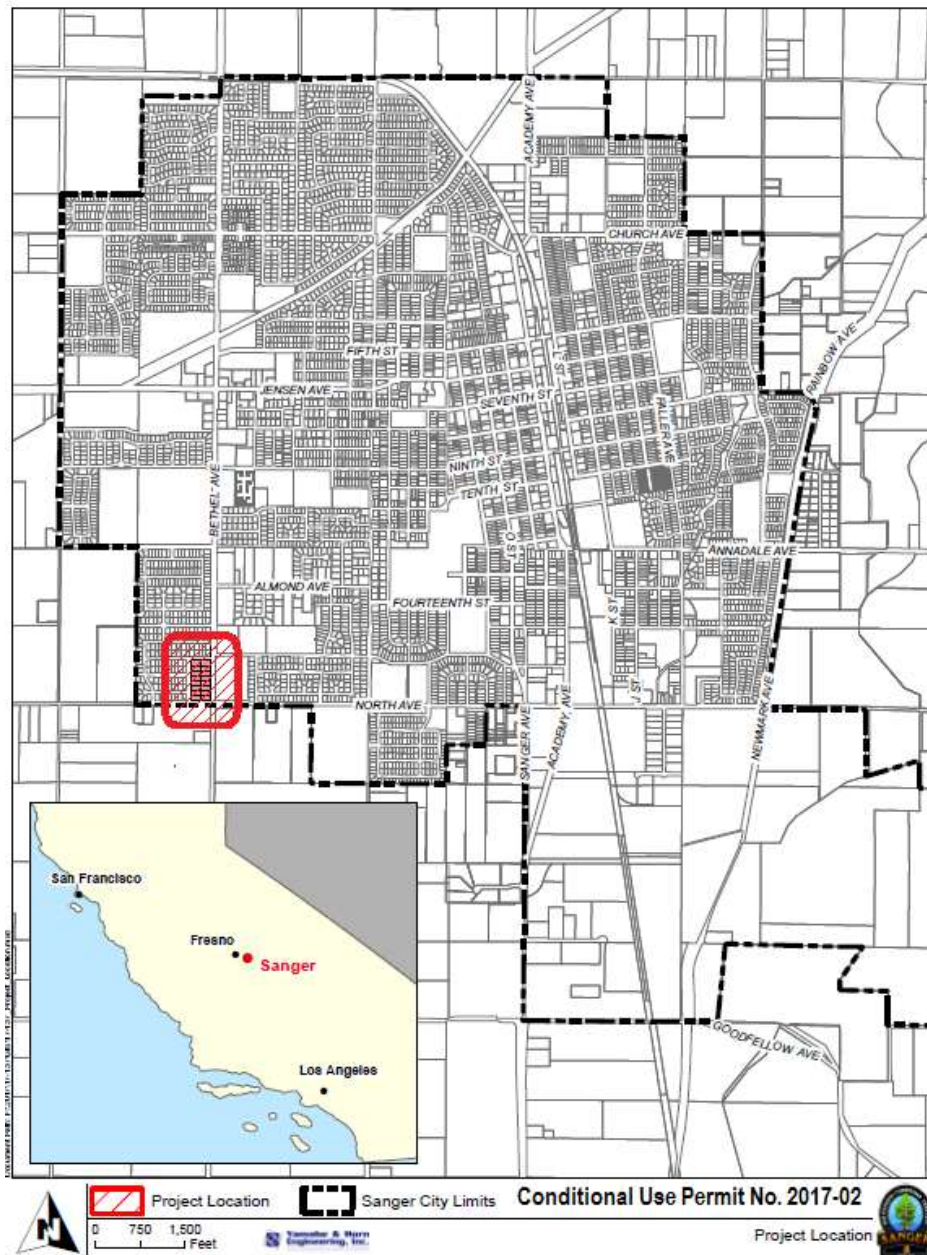
Printed Copies: City of Sanger City Hall, 1700 7th Street, Sanger, CA 93657
Available during business hours: Monday through Friday from 8:00 a.m. to 5:00 p.m.

Comments on the Project: If you have written comments on the project please submit them to David Brletic, Senior Planner, 1700 7th Street, Sanger, CA 93657. Comments may also be emailed to dbrletic@ci.sanger.ca.us. Telephone inquiries may also be directed to David Brletic, at 559-876-6300, extension 1540. Please note that your comments must be received by the City no later than 5:00 p.m. on Wednesday, July 11, 2018.

City of Sanger

Initial Environmental Study and Proposed Mitigated Negative Declaration

Conditional Use Permit No. 2017-02



Prepared by
City of Sanger
Planning Department

**INITIAL STUDY
GENERAL INFORMATION**

Project Name: Conditional Use Permit No. 2017-02
Assembly of God Church

Project Description: Conditional Use Permit No. 2017-02 proposes construction of a 41,364 square feet church on the northwest corner of Bethel Avenue and North Avenue. The project is proposed to be constructed in three phases. Phase I proposes construction of 23,304 square feet church, including a main sanctuary, administrative office, classrooms, storage area, kitchen, and 223 parking stalls. Phase II includes an additional 1,116 square feet of administrative office, an additional 1,980 square feet of classroom spaces, and removal of 7 parking stalls. Phase III includes construction of a new 16,080 square feet sanctuary building and 34 new parking stalls.

Project Location: Northwest Corner of Bethel Avenue and North Avenue

General Plan: Medium High Density Residential **Zoning:** RM-2.5

Surrounding the Project Location

	<u>Land Use</u>	<u>General Plan</u>	<u>Zoning</u>
<u>North:</u>	Single Family Dwellings	Medium Density Residential	R-1-6
<u>South:</u>	Agriculture	Medium Density Residential	AE-20 Fresno County
<u>East:</u>	Church	Medium Density Residential	R-1-6
<u>West:</u>	Single Family Dwellings	Medium Density Residential	R-1-6

Applicant's Name: City of Sanger

Applicant's Address: City of Sanger
1700 7th Street
Sanger, CA 93657

Exhibits: Traffic Impact Study

Submit Comments To: David Brletic, Senior Planner

Contact Information: City of Sanger
Planning Department
David Brletic, Senior Planner
1700 7th Street
Sanger, CA 93657
(559) 876-6300, Ext. 1540
Email: dbrletic@ci.sanger.ca.us

Initial Environmental Study

This document is a review of potential environmental impacts that may occur if the City approves the proposed project referenced above. The California Environmental Quality Act of 1970 (CEQA) requires government agencies to analyze how land use "projects" may impact the environment - before considering and approving or denying the project. Once the document is prepared, it must be made available to the public and circulated for review to potentially affected public agencies for a period of 20 days. An environmental study may recommend measures to reduce or eliminate environmental impacts. These measures (called mitigation measures) may include actions to be taken during project construction (such as watering soils to keep down dust during construction) or may include changes to the design of the project itself.

How does the City review this project?

Following review by City staff, this particular project will require approval by the City of Sanger Planning Commission. If you are interested in knowing the time and date for these meetings, please contact the City of Sanger City Clerk at (559) 876-6300, ext. 1350.

DETERMINATION

On the basis of this initial study:

I find the proposed project could not have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find the proposed project could have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.

I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.

I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are included in the project, and further analysis is not required.

Date

Signature

Name of Preparer: David Brletic
Phone No.: (559) 876-6300, Ext. 1540

1.0 INTRODUCTION

Executive Summary

This document is an analysis of the potential environmental impacts of the project entitled Conditional Use Permit No. 2017-02 proposed in the City of Sanger. Conditional Use Permit No. 2017-02 proposes construction of a 41,364 square feet church on the northwest corner of Bethel Avenue and North Avenue. The project is proposed to be constructed in three phases. Phase I proposes construction of 23,304 square feet church, including a main sanctuary, administrative office, classrooms, storage area, kitchen, and 223 parking stalls. Phase II includes an additional 1,116 square feet of administrative office, an additional 1,980 square feet of classroom spaces, and removal of 7 parking stalls. Phase III includes construction of a new 16,080 square feet sanctuary building and 34 new parking stalls.

This environmental study determined the project, with mitigation, would not have a significant impact on the environment. Consistent with the California Environmental Quality Act, the City has elected to prepare a “Mitigated Negative Declaration”.

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

1.1 What is This Document?

Initial Environmental Study

This document is a review of potential environmental impacts that may occur if the City approves the proposed project referenced above. The California Environmental Quality Act of 1970 (CEQA) requires government agencies to analyse how land use “projects” may impact the environment - before considering and approving or denying the project. Once the document is prepared, it must be made available to the public and circulated for review to potentially affected public agencies for a period of 20 days. An environmental study may recommend measures to reduce or eliminate environmental impacts. These measures (called mitigation measures) may include actions to be taken during project construction (such as watering soils to keep down dust during construction) or may include changes to the design of the project itself.

How does the City review this project?

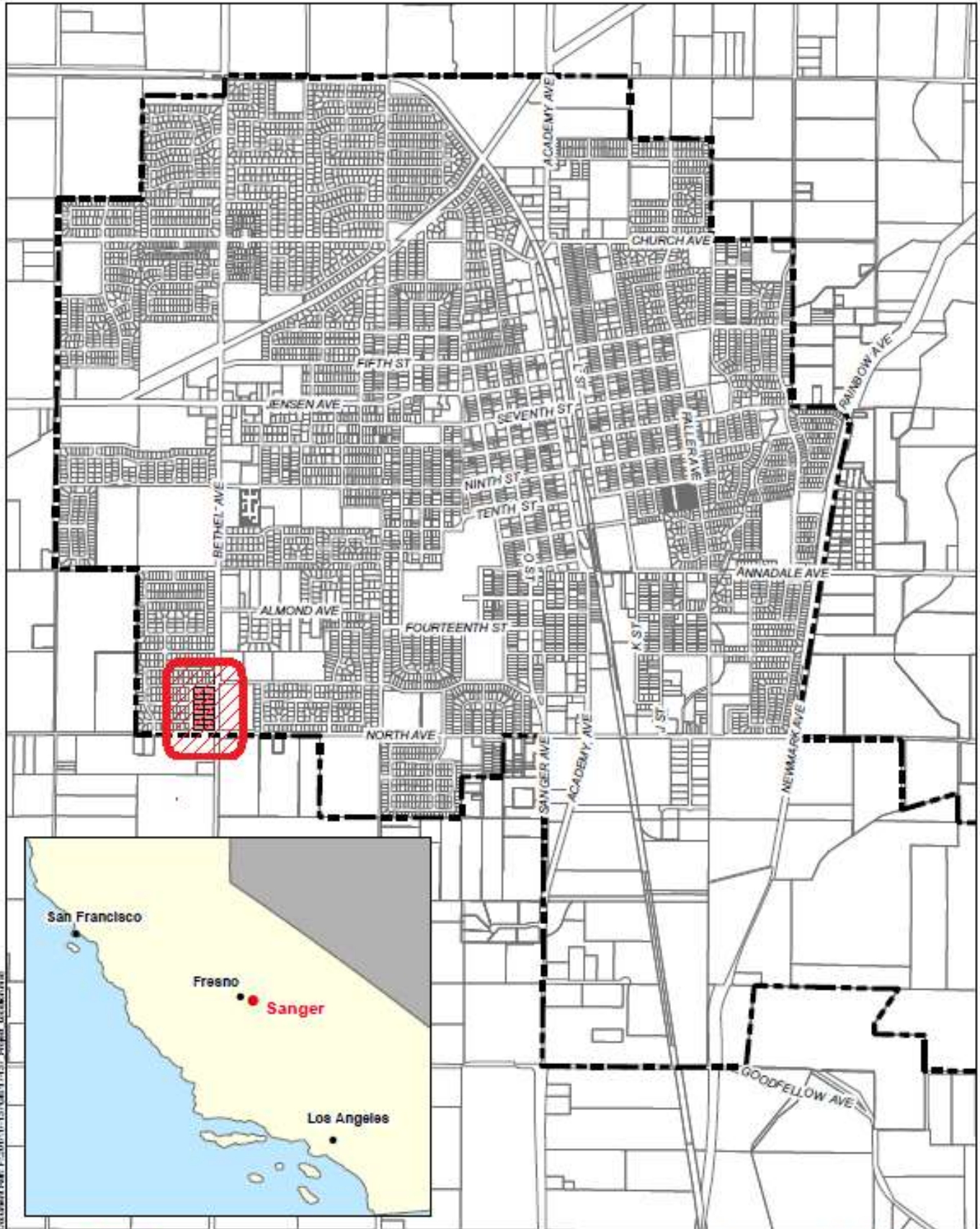
Following review by City staff, this particular project will require approval by City Council. If you are interested in knowing the time and date for these meetings, please contact the City of Sanger City Clerk at (559) 876-6300, ext. 1350.

2.0 PROJECT INFORMATION

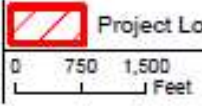
2.1 Location

The City of Sanger is located in the County of Fresno in the Central San Joaquin Valley of California. The City is approximately six miles southeast of the City of Fresno immediately south of State Highway 180.

The project site is located on at the northwest corner of Bethel Avenue and North Avenue.



DATE PLOTTED: 12/15/2017 11:42:17 AM USER: JG/10



Yanover & Horn
Engineering, Inc.

 Project Location  Sanger City Limits

Conditional Use Permit No. 2017-02

Project Location



2.2 Project Description

This project consists of construction of a 41,364 square feet church on the northwest corner of Bethel Avenue and North Avenue. The project is proposed to be constructed in three phases. Phase I proposes construction of 23,304 square feet church, including a main sanctuary, administrative office, classrooms, storage area, kitchen, and 223 parking stalls. Phase II includes an additional 1,116 square feet of administrative office, an additional 1,980 square feet of classroom spaces, and removal of 7 parking stalls. Phase III includes construction of a new 16,080 square feet sanctuary building and 34 new parking stalls.

2.3 Existing General Plan Map Designations and Zoning Classifications

The General Plan designation of the site is **Medium High Density Residential**. The Zoning designation is **RM-2.5**.

North of the project site, the General Plan designation is **Medium Density Residential**. The Zoning designation is **R-1-6**.

South of the project site the General Plan Designation is **Medium Density Residential**. This area is outside the current City Limits and has not yet been assigned a City of Sanger Zoning designation.

East of the project site the General Plan Designations is **Medium Density Residential**. The Zoning designation is **R-1-6**.

West of the project site the General Plan Designations is **Medium High Density Residential**. The Zoning designation is **R-1-6**.

2.4 Existing Land Use

The project site consists of sixteen vacant lots.

North of the project site the existing land use is Single Family Dwellings.

South of the project site the existing land use is Agriculture.

East of the project site the existing land use is a Church.

West of the project site the existing land use is Single Family Dwellings.

2.5 Previous Project Approval

The project site was previously subdivided through Tract No. 5490.

3.0 PROJECT SETTING

3.1 Population

The January 1, 2018, California Department of Finance, population estimate for the City of Sanger is 26,648.

3.2 Traffic and Circulation

The project site is served by North Avenue, running east to west. The 2025 City of Sanger General Plan, Circulation Element, designates North Avenue as a Collector Street. The project site is also served by Bethel Avenue, running north to south. The 2025 City of Sanger General Plan, Circulation Element, designates Bethel Avenue as an Arterial Street.

3.3 Utilities

Sewer

The City of Sanger is the sewer provider for properties within the city limits. Sewer collection lines are located adjacent to the project site. Existing sewer collection lines are available for the project to make a sewer connection.

Water

The City of Sanger is the water provider for properties within the city limits. Water distribution lines are looped around the project site. Existing water distribution lines are available for the project to make a water connection.

Storm Drainage

The City of Sanger provides storm drainage within the City. Storm water from the site will be collected and retained in temporary pond west of the project. Storm water from the temporary pond will be directed to a permanent basin once the permanent basin has been constructed and a connection is made.

Gas and Electricity

Pacific Gas and Electric and Southern California Edison Company provide gas and electrical service in the City of Sanger

3.4 Biological Resources

There is no known sensitive habitat in the area. There are no none threatened, endangered, or biologically sensitive plant and animal species on or near the subject site.

3.5 Geological Hazards

The potential for damage to structures due to geologic/seismic processes in the area is low. The City of Sanger is not in an area with known active faults that constitute potential hazards to structures.

3.6 Flooding

The project site is located within Flood Zone "X". Zone X identifies areas that have a 0.2% probability of flooding every year (also known as the "500-year floodplain"). Properties located within Zone X are considered to be at moderate risk of flooding under the National Flood Insurance Program. Flood Insurance is not required for properties in Zone X

3.7 Soils

There are several soil types on the subject site, according to soil maps maintained by the US Department of Agriculture – Soil Conservation Service. The primary soil type on the project site is Tujunga loamy sand, 0-3% slope – TzbA. The site also contains pockets of Tujunga and Hanford6 soils, channelled, 0-8% slope – TzB and Hanford sandy loam, 0-2% slope – Hc. Any issues related to soil type will be addressed during the building permit process.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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I. AESTHETICS Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. 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 the aesthetics of the area. The proposed project consists of construction of a new church in an urbanized area. The proposed church will comply with the development standards for the appropriate zone district, including maximum building height.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will have **no impact** on any scenic resources of the area. With the exception of vacant agricultural land to the south, the area surrounding the project site is urbanized. There are no scenic resources or state scenic highway adjacent to or near the project site.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project will have a **less than significant** on degrading the existing visual character or quality of the site and its surroundings. The proposed church will comply with the development standards for the appropriate zone district, including maximum building height.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. 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**. Street lighting, consistent with adopted City of Sanger Development Standards, currently exists around the project site. The proposed project includes on-site lighting. All on-site lighting will meet adopted City of Sanger Development Standards, including being hooded and directed away from adjacent properties.

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:

	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed project will have **no impact**. The proposed project site is located within the City of Sanger City Limits and has been subdivided for development through a previous tract map. The project site is surrounded by curb, gutter, and street lighting. Properties to the north, east, and west have been urbanized.

2. 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"/>
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Discussion: The proposed project will have **no impact**. The proposed project does not change the zone designation of the project site or adjacent sites and the project site is not under Williamson Act contract.

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<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**. The site is not zoned for forestry and is not forested.

4. Result in the loss of forest land or conversion of forest land to non-forest use?	<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**. The site is not forested and the project will not impact forestland.

5. 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"/>
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Discussion: The proposed project will have a **less than significant impact**. The proposed project consists of construction of a new church on land surrounded by urbanization on three sides. The vacant parcel to the south is currently located outside the city limits and could be farmed. Development of the proposed church does not prevent the vacant parcel to the south from being utilized for agriculture.

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?	<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**. The project would not conflict with or obstruct the implementation of air quality management standards. Standards set by the San Joaquin Valley Air Pollution Control District (SJVAPCD), California Air Resource Board (CARB), and Federal agencies relating to the project would continue to apply.

- | | <u>Potentially
Significant
Impact</u> | <u>Less Than
Significant
with
Mitigation</u> | <u>Less Than
Significant
Impact</u> | <u>No
Impact</u> |
|--|---|--|---|--------------------------|
| 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**. The San Joaquin Valley is designated as a Federal and State non-attainment area for Ozone and PM_{2.5}, and a Federal non-attainment area for PM₁₀. The SJVAPCD is the regional agency that regulates air permitting and maintains an extensive air quality monitoring network to measure criteria pollution concentrations throughout the San Joaquin Valley air basin. The proposed project will be subject to review by SJVAPCD.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project will have a **less than significant impact**. The proposed project will be subject to review by SJVAPCD.

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| 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**. During construction, the proposed project will be required to implement SJVAPCD's dust control measures.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project will have a **less than significant impact**. The project is not expected to create odors. Potential odors generated during the construction phase would be minimal, disseminating rapidly, and isolated to the project location.

IV. BIOLOGICAL RESOURCES Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will have **no impact**. There is no natural habitat within the project limits. The project site and adjacent areas experience a high level of disturbance.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will have **no impact**. There are no areas of riparian habitat or other sensitive natural communities on or adjacent to the site.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
3. 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"/>

Discussion: The proposed project will have no impact. There are no known wetlands on the subject site and this is confirmed by a review of the National Wetlands Map.

4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<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. The project does not serve as a wildlife corridor. There is no natural habitat within the project limits. The project site and adjacent areas experience a high level of disturbance.

5. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. There are no such policies in place.

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<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. There are no adopted habitat conservation plans that apply to the project site.

V. CULTURAL Would the project:

1. Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<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. The project site and adjacent areas experience a high level of disturbance. There are no known resources on the project site or within the area of the project.

2. Cause a substantial adverse change in the significance of an archaeological resource as defined in 15064.5?	<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. The project site and adjacent areas experience a high level of disturbance. There are no known resources on the project site or within the area of the project.

3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<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. The project site and adjacent areas experience a high level of disturbance. There are no known resources on the project site or within the area of the project.

4. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
Discussion: The proposed project will have <u>no impact</u> . The project site and adjacent areas experience a high level of disturbance. There are no known resources on the project site or within the area of the project.				

VI. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. There are no designated Alquist-Priolo Earthquake Fault Zones within the City of Sanger or Fresno County.

a.2. Strong seismic ground shaking?	<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 City of Sanger is subject to ground motion from earthquakes. The California Building Code that the City of Sanger subscribes to addresses ground motion and buildings. All structures are required to comply with the California Building Code.

a.3. Seismic-related ground failure, including liquefaction?	<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 project site is not subject to liquefaction and the risk of seismic-related ground failure is remote.

2. Landslides?	<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. The project site is level with no slopes.

3. Result in substantial soil erosion or the loss of topsoil?	<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. The proposed project will be required to submit a grading and drainage plan that ensures that on-site soils are stabilized.

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, liquefaction or collapse?	<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. Soils in the project area are considered to be stable; the site is also in a seismically stable zone. The project will not be susceptible to unstable soil conditions.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. The majority of the project site contains Tjunga Loamy Sand, 0 to 3 percent slope (TzbA). The site also contains pockets of Tjunga Loamy Sand, 3 to 9 percent slope (TzbB) and Hanford Sandy Loam, 0 to 2 percent slope (Hc). The project site soils are not considered expansive soil.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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. The proposed project will connect to the City of Sanger sewer system.

VII. 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"/>
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Discussion: The proposed project will have a less than significant impact. Greenhouse gases as they relate to urban development are typically generated by the operation of motorized equipment, though other sources are also present. For development projects, emissions created by vehicles and equipment-burning fossil fuels are the most conspicuous source. This typically occurs in two phases – during construction (earth moving, grading, etc.) as well as vehicles transporting workers to and from the construction site each day; and also the operational phase – members of the church traveling by motor vehicles to and from the church.

The San Joaquin Valley Air Pollution Control District is transitioning to the use of the California Emissions Estimator Model (CalEEMod) when reviewing or preparing air impact assessments in compliance with provisions of District Rule 9510 (Indirect Source Review), California Environmental Quality Act (CEQA), and National Environmental Policy Act (NEPA), within the San Joaquin Valley air basin. CalEEMod is the newest computer emissions estimating model developed by the California Air Pollution Control Officers Association (CAPCOA). The model calculates criteria pollutant and greenhouse gas (GHG) emissions from a variety of land uses, including residential, commercial, retail, and industrial projects. CalEEMod also calculates the benefits of implementing mitigation measures, including GHG mitigation measures.

Further, guidelines for assessing greenhouse gas emissions established by the Air District provide that projects that employ Best Management Practices (in conformance with District requirements) will have a less-than-significant impact with respect to greenhouse gas emissions. Accordingly, any future development project must comply with Air District requirements regarding Best Management Practices.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. The proposed project will be required to comply with Air District standards concerning Best Management Practices.

VIII. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. The project is not known to use or generate hazardous material.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed project will have no impact. The proposed project is not known to use or generate hazardous material.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project will have a less than significant impact. The proposed project is located within one-quarter mile of Madison Elementary School. However, the proposed project is not known to use or generate hazardous material. Construction of the proposed project will comply with all regulations of Cal/EP, Department of Toxic Substances Control, and all other regulatory agencies.

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"/>
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Discussion: The proposed project will have no impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<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. The project site is not located within two miles of any airport and is 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"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Access to collector and arterial streets will be maintained throughout construction of the project.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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. There are no wildlands on or adjacent to the subject territory that might be the source of a fire.

IX. HYDROLOGY AND WATER QUALITY Would the project:

1. Violate any water quality standards or waste discharge requirements?	<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. The proposed project is not a heavy user of water or generator of waste water. The proposed project will connect City of Sanger water system and sewer collection system.

2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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. The proposed project is not a heavy user of water. The proposed project will connect City of Sanger water system.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. The proposed project is surrounded by urbanization including curb, gutter, and streets. The proposed project will connect to the City of Sanger storm water collection system. The existing drainage pattern will be maintained.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. The proposed project is surrounded by urbanization including curb, gutter, and streets. The proposed project will connect to the City of Sanger storm water collection system. The existing drainage pattern will be maintained.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have no impact. The proposed project will connect to the City of Sanger storm water collection system. The proposed project is not known to generate polluted runoff.

<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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6. Otherwise substantially degrade water quality?

<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. The proposed project will connect to the City of Sanger storm water collection system. The proposed project is not known to generate polluted runoff.

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"/>
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Discussion: The proposed project will have no impact. The proposed project site is not located in such an area.

8. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

<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. The proposed project is not located in such an area.

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"/>
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Discussion: The proposed project will have a less than significant impact. The City of Sanger is located downstream from Pine Flat Dam. The United States Army Corp of Engineers operates and maintains Pine Flat Dam. The proposed project site is located in an existing community and surrounded by urbanization.

10. Inundation by seiche, tsunami, or mudflow?

<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. The project is located over 100 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.

X. LAND USE PLANNING Would the project:

1. Physically divide an established community?

<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. The proposed project utilizes the existing traffic circulation system.

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"/>
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Discussion: The proposed project will have no impact. The proposed project is in compliance City of Sanger 2025 General Plan and Zoning Ordinance.

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"/>
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Discussion: The proposed project will have no impact. There is no habitat conservation or natural community conservation plans that apply to the project site.

	<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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XI. MINERAL RESOURCES Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. There are no known mineral resources on or near the 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. There are no known locally important mineral resource recovery sites delineated on a local general plan, specific plan, or other land use plan.

XII. 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. The City has established Noise Standards for construction activities. The City’s standards limit construction activities to not earlier than 7:00 AM and not later than 5:00 PM Monday through Friday. Weekend work would be limited to Saturdays 7:00 AM to 5:00 PM subject to approval by the City Engineer. No construction work would be allowed on Sunday.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. The City has established Noise Standards for construction activities.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. The proposed project is a church. The proposed project is not known will not generate permanent noise following completion of construction.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. The City has established Noise Standards for construction activities and general activity. Temporary or periodic noise from the church is not known to be substantial.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	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.** The project site is not located within an airport land use plan.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.

XIII. POPULATION AND HOUSING Would the project?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will have **no impact.** The proposed project does not include development of new housing.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Displace substantial number of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will have **no impact.** The proposed project site is vacant. The proposed project will not result in the removal of any existing housing.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Displace substantial number of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project will have **no impact.** The proposed project site is vacant. No residents will be removed as a result of the project.

XIV. 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?	<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 project site is located within the City of Sanger Fire Department service area. The proposed project does not expand the geographic boundary of the service area. The proposed project does include development of a new structure. The proposed project will be required to pay Development Impact Fees intended to address new facilities and equipment.

Police protection?	<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 project site is located within the City of Sanger Police Department service area. The proposed project does not expand the geographic boundary of the service area. The proposed project does include development of a new structure. The proposed project will be required to pay Development Impact Fees intended to address new facilities and equipment.

	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed project will have **no impact.** The proposed project will not generate an increase in students.

Parks?	<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.** The proposed project does not result in an increase in population.

Other public facilities?	<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.** The proposed project does not result in an increase in population.

XV. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have **no impact.** The proposed project does not result in an increase in population or demand for parks or facilities.

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.** The project does not involve the construction of recreational facilities.

XVI. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project will have a **less than significant impact with mitigation.** A Traffic Impact Study (TIS) was prepared for the proposed project. The TIS indicated that the proposed project would potentially result in a significant impact in the form of unacceptable levels of service at the intersections of Bethel Avenue and Cherry Avenue, Bethel Avenue and the north access to the proposed church, and Bethel Avenue at the entrance to the existing church on the east side of Bethel Avenue.

Mitigation Measures necessary to reduce the potential impacts to a level of less than significant are as follows:

- The proposed northern driveway shall be aligned with the existing St. Mary’s Catholic Church driveway.
- The proposed church shall add an additional driveway from proposed project to Lily Avenue near Walton

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
•A median should be constructed on Bethel Avenue extending from North Avenue to a point slightly north of the southern driveways of both churches. The north end of the median should terminate at a point that is north of southern driveways, while providing at least 100 feet of storage for the northbound-to-eastbound left turn into the northern driveway of the proposed church.				
•Two-Way Left Turn Lanes (TWLTL) shall be installed on Bethel Avenue north of the proposed median and connecting to the existing northbound-to-westbound left-turn lane at Cherry Avenue in accordance with Figure 3B-7(CA) of the CMUTCD for unlimited storage.				
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 county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: **Discussion:** The proposed project will have a **less than significant impact with mitigation.** A Traffic Impact Study (TIS) was prepared for the proposed project. The TIS indicated that the proposed project would potentially result in a significant impact in the form of unacceptable levels of service at the intersections of Bethel Avenue and Cherry Avenue, Bethel Avenue and the north access to the proposed church, and Bethel Avenue at the entrance to the existing church on the east side of Bethel Avenue.

Mitigation Measures necessary to reduce the potential impacts to a level of less than significant are as follows:

•The proposed northern driveway shall be aligned with the existing St. Mary’s Catholic Church driveway.				
•The proposed church shall add an additional driveway from proposed project to Lily Avenue near Walton				
•A median should be constructed on Bethel Avenue extending from North Avenue to a point slightly north of the southern driveways of both churches. The north end of the median should terminate at a point that is north of southern driveways, while providing at least 100 feet of storage for the northbound-to-eastbound left turn into the northern driveway of the proposed church.				
•Two-Way Left Turn Lanes (TWLTL) shall be installed on Bethel Avenue north of the proposed median and connecting to the existing northbound-to-westbound left-turn lane at Cherry Avenue in accordance with Figure 3B-7(CA) of the CMUTCD for unlimited storage.				
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.** The project will not affect air traffic patterns.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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.** The proposed street improvements will improve traffic congestion potentially increasing the response time for emergency access.

<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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6. Result in inadequate parking capacity?

<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 project includes off-street parking as require per the City of Sanger Zoning Ordinance.

7. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<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.** The proposed project does not conflict with adopted policies, plans, or programs. The proposed project will include on-site bicycle racks. The parking lots for the proposed project will adequately serve public transportation systems.

XVII. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have **no impact.** The proposed project is not a heavy user of water or generator of waste water. The proposed project will connect City of Sanger water system and sewer collection system.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have **no impact.** The proposed project is not a heavy user of water or generator of waste water. The proposed project will connect City of Sanger water system and sewer collection system.

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"/>
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Discussion: The proposed project will have a **less than significant impact.** The proposed project will connect to the City of Sanger storm water collection system. Accommodation of storm water from this site was anticipated by the existing system. Expansion of an existing storm drainage basin may be necessary.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have **no impact.** The proposed project is not a heavy user of water. The proposed project will connect to the City of Sanger water system. The City of Sanger water system anticipated water service to this project site and adequate water supply is available.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will have **no impact.** The proposed project is not a heavy generator of waste water. The proposed project will connect City of Sanger sewer collection system. The City of Sanger sewer collection and treatment system anticipated service of the project site. The City of Sanger sewer collection and treatment system can adequately serve the proposed project.

- | | <u>Potentially
Significant
Impact</u> | <u>Less Than
Significant
with
Mitigation</u> | <u>Less Than
Significant
Impact</u> | <u>No
Impact</u> |
|--|---|--|---|--------------------------|
| 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. Waste generated during construction is required to be recycled. The proposed project is not known to be a long term generator of large amounts of waste. The City of Sanger is served by Waste Management and solid waste is disposed of in the American Avenue Landfill.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. The proposed project will comply with federal, state, and local statutes and regulations related to solid waste, during construction.

XVIII. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Prepared By: **David Brletic, Senior Planner**

David Brletic

June 21, 2018

Signature

Date