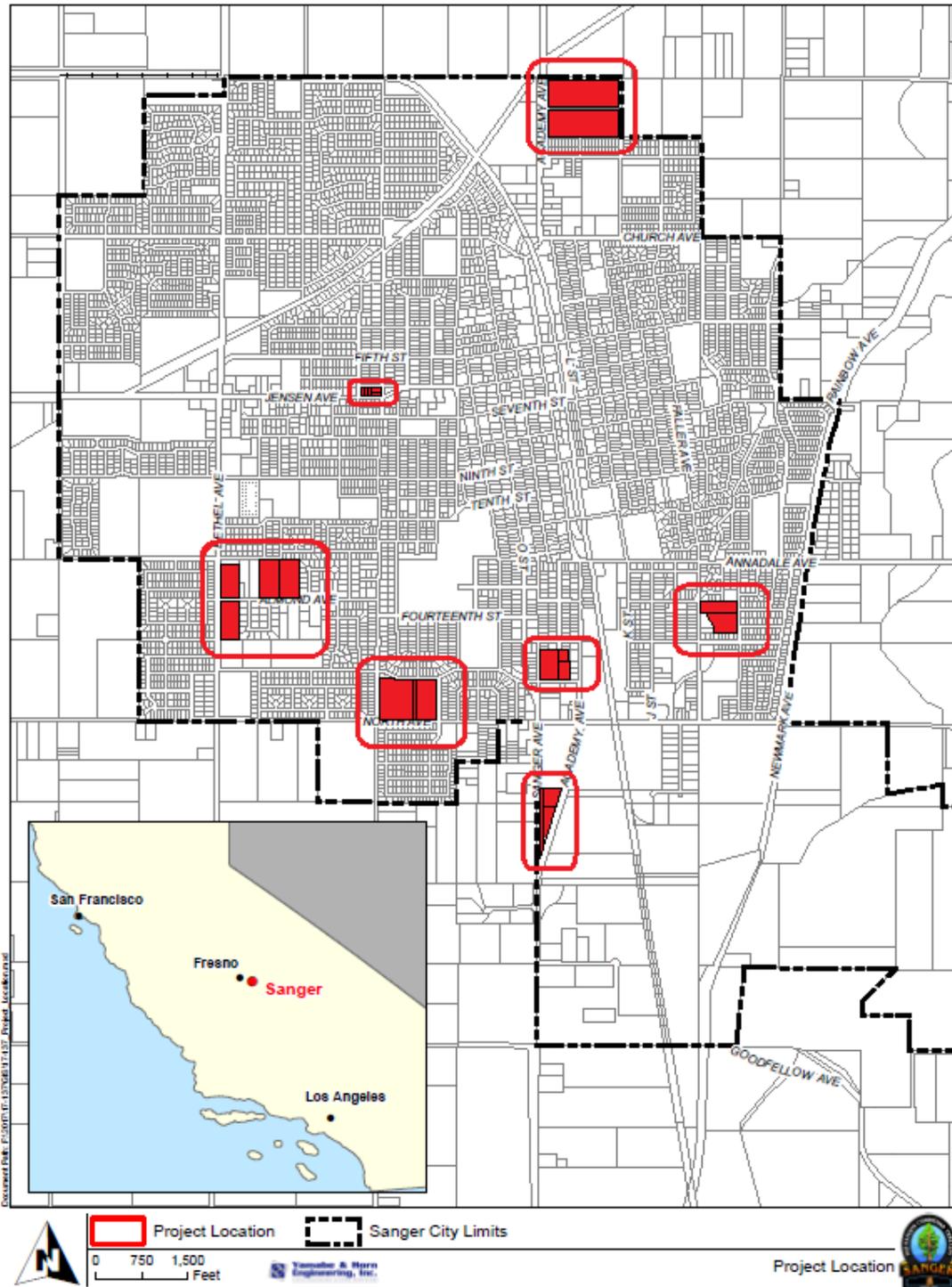


# City of Sanger

## Initial Environmental Study and Proposed Mitigated Negative Declaration Housing Element Update – General Plan Amendment & Re-Zone



Prepared by  
**City of Sanger**  
**Planning Department**

**INITIAL STUDY  
GENERAL INFORMATION**

**Project Name:**

City of Sanger

**Project Description:**

Housing Element Update – General Plan Amendment & Re-Zone

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger City Limits. The proposed General Plan designation is Residential–High and the proposed Zoning designation is RM – 1.5. The existing general plan and zoning designations of the subject parcels are as follows:

Parcel	Acres	Current General Plan	Current Zone District
315-030-67	13.05	Residential – Low Medium	R–1–6
315-030-68	14.50	Residential – Low Medium	R–1–6
315-096-10	0.14	Commercial Office	C–P
315-096-11	0.15	Commercial Office	C–P
315-096-12	0.18	Commercial Office	C–P
315-096-12	0.21	Commercial Office	C–P
315-096-17	0.26	Commercial Office	C–P
322-030-36	3.77	Residential – Low	R–1–10
322-030-49	4.71	Residential – Low	R–1–10
322-030-51	4.77	Residential – Low	R–1–10
322-123-17	1.14	General Commercial	C–4
322-123-27	3.67	General Commercial	C–4
322-123-34	0.80	General Commercial	C–4
322-132-03	6.07	Residential – Low Medium	R–1–6
322-132-04	0.36	Residential – Low Medium	R–1–6
322-132-05	4.47	Residential – Low Medium	R–1–6
322-162-17	5.00	Residential – Low	R–1–10
325-030-24S	2.27	Residential – Low Medium	R–1–6
325-030-76	4.64	Residential – Low Medium	R–1–6
332-042-01	1.87	Light Industrial	C–4
332-042-03	1.20	Light Industrial	C–4
332-190-36	1.79	Light Industrial	C–4
<b>Total</b>	<b>75.02</b>		

**Project Location:**

The subject parcels are located at various locations within the city limits of the City of Sanger. See the location map on the cover.

**General Plan:**

See above table.

**Zoning:**

See above table.

**Surrounding the Project Location**

The subject sites are located throughout the City of Sanger City Limits and are collectively surrounded by most land uses, general plan designations, and zoning designations.

	<b><u>Land Use</u></b>	<b><u>General Plan</u></b>	<b><u>Zoning</u></b>
<b><u>North, South,</u></b>	Vacant Land	Residential – Low	R–1–6
<b><u>East, and West.</u></b>	Single-Family Dwellings	Residential – Low Medium	R–1–10
	Multiple-Family Dwellings	Commercial Office	RM–2.5
	Commercial and Industrial Uses	Neighbourhood Commercial	C–P
	Park Space	Resource, Conservation, School	C–4
			RCO

**Applicant's Name:**

City of Sanger

**Applicant's Address:**

City of Sanger  
1700 7<sup>th</sup> Street  
Sanger, CA 93657

**Submit Comments To:**

David Brletic, Senior Planner

**Contact Information:**

City of Sanger  
Planning Department  
David Brletic, Senior Planner  
1700 7<sup>th</sup> Street  
Sanger, CA 93657  
(559) 876-6300, Ext. 1540  
Email: [dbrletic@ci.sanger.ca.us](mailto: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 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.

**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.

November 1, 2018

Date



Signature

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

**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 <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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**I. AESTHETICS** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact** on a scenic vista. For purposes of CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The project includes changing the general plan and zoning designation of approximately 75 acres throughout the City of Sanger City Limits. The proposed general plan designation is Residential–High Density and the proposed zoning designation RM–1.5. Future development will be held to adopted standards. The development standards of the RM–1.5 zone district restrict building height to 2½ stories, not to exceed 35 feet.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. The proposed project locations are surrounded by urbanization. There are no known scenic resources or state scenic highways adjacent to or near the project sites.

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

**Discussion:** The proposed project will have **a less than significant impact with mitigation** on degrading the existing visual character or quality of the site and its surroundings. The proposed project does not include development. Without a specific development proposal to review it cannot be determined whether or not the proposed project will substantially degrade the existing visual character or quality of the site and its surroundings. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

**Mitigation Measure:**

USS-1. Entitlement review of all future projects.

USS-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have **a less than significant impact with mitigation** on creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The proposed project does not include development. Without a specific development proposal to review it cannot be determined whether or not the proposed project will substantially degrade the existing visual character or quality of the site and its surroundings. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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**Mitigation Measure:**

- USS-1. Entitlement review of all future projects.
- USS-2. CEQA review if all future entitlement projects.

**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:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 project includes changing the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. All subject properties are located within the City Limits and surrounded by urbanization. The subject properties are not designated or used for agricultural. The proposed project provides additional land for dwelling units resulting in decreased demand for conversion of farmland for residential use.

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

**Discussion:** The proposed project will have **no impact**. All subject properties are located within the City Limits. The subject properties are not zoned for agricultural use and are 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. All subject properties are located within the City Limits. The subject properties are not zoned for forestry and are 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. All subject properties are located within the City Limits. The subject properties are not forested and the project will not impact forestland.

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

**Discussion:** The proposed project will have **no impact**. All subject properties are located within the City Limits and surrounded by urbanization. The subject properties are not designated or used for agricultural or forestry. The proposed project provides additional land for dwelling units resulting in decreased demand for conversion of farmland for residential 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project would not conflict with or obstruct the implementation of air quality management standards. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards. Standards set by the SJVAPCD, CARB, and Federal agencies relating to the project would continue to apply.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <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. All future development projects will be subject to CEQA review.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The project includes changing the general plan and zoning designation of approximately 75 acres throughout the City of Sanger City Limits. The proposed general plan designation is Residential–High Density and the proposed zoning designation RM–1.5. These proposed changes will potentially increase the overall number of dwelling units but may also increase the efficiency of urban development. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

**Mitigation Measure:**

- AQ-1. Entitlement review of all future projects.
- AQ-2. CEQA review if all future entitlement projects.

	<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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- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have a **less than significant impact**. The proposed project does not include development. All future development projects will be subject to CEQA review.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Create objectionable odors affecting a substantial number of people? | <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. All future development projects will be subject to CEQA review.

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

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

**Discussion:** The proposed project will have **no impact**. The proposed project locations are surrounded by urbanization. There are no known candidate, sensitive, or special status species located on the project sites and the projects sites are not known to serve as habitat for such species. In addition, the proposed project does not include development. All future projects will be subject to CEQA review.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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**. The proposed project locations are surrounded by urbanization. There are no known areas of riparian habitat or other sensitive natural communities on or adjacent to the project sites. In addition, the proposed project does not include development. All future projects will be subject to CEQA review.

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

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	<u>No Impact</u>
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**Discussion:** The proposed project will have no impact. The project sites are not known to serve as a wildlife corridor. There is no known natural habitat within the project limits. The project sites are surrounded by urbanization. In addition, the proposed project does not include development. All future projects will be subject to CEQA review.

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

**Discussion:** The proposed project will have no impact. There are no such policies in place. The proposed project does not include development. All future projects will be subject to CEQA review. All future projects would be subject to any newly adopted local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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

**Discussion:** The proposed project will have no impact. There are no adopted habitat conservation plans that apply to the project sites.

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

**Discussion:** The proposed project will have no impact. There are no known historical resources on the project sites or within the vicinity of the projects. The proposed project does not include development. All future projects will be subject to CEQA review.

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

**Discussion:** The proposed project will have no impact. There are no known archaeological resources on the project sites or within the vicinity of the projects. The proposed project does not include development. All future projects will be subject to CEQA review.

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

**Discussion:** The proposed project will have no impact. There are no known paleontological resources on the project sites or within the vicinity of the projects. The proposed project does not include development. All future projects will be subject to CEQA review.

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

<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><u>No Impact</u></b>
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**Discussion:** The proposed project will have **no impact**. The proposed project does not include development. All future projects will be subject to CEQA review. As with all projects, any future projects will be subject to standard requirements regarding accidental discovery of human remains.

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

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

**Discussion:** The proposed project will have **no impact**. The proposed project does not include development. All future projects will be subject to CEQA review.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a.3. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. Properties located within the City of Sanger are not subject to liquefaction and the risk of seismic-related ground failure is remote. The proposed project does not include development. All future projects will be subject to CEQA review.

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

**Discussion:** The proposed project will have **no impact**. Properties located within the City of Sanger are generally level with no slopes and not subject to landslides. The proposed project does not include development. All future projects will be subject to CEQA review.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Result in substantial soil erosion or the loss of topsoil? | <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. Future projects will be required to submit a grading and drainage plans that ensure 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, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

<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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**Discussion:** The proposed project will have **no impact**. The proposed project does not include development. Soils in the City of Sanger are generally considered to be stable and the City of Sanger is also in a seismically stable zone. Future project will not be susceptible to unstable soil conditions. None the less, all future projects will be subject to CEQA review.

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

**Discussion:** The proposed project will have **no impact**. The proposed project does not include development. The soil types of the proposed project sites have not been identified. All future projects will be subject to CEQA review.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 does not include development. Future development on all project sites will be required to connect to the City of Sanger waste water collection and treatment system. The City of Sanger does not permit septic tanks or alternative wastewater disposal systems.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not include development and will have no direct impact on generation of greenhouse gas emissions. The project includes changing the general plan and zoning designation of approximately 75 acres throughout the City of Sanger City Limits. The proposed general plan designation is Residential-High Density and the proposed zoning designation RM-1.5. These proposed changes will potentially increase the overall number of dwelling units but may also increase the efficiency of urban development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

**Mitigation Measure:**

- GGE-1. Entitlement review of all future projects.
- GGE-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project is part of the solution to greenhouse gas emissions and works towards slowing the increase of greenhouse gas emission. The project includes changing the general plan and zoning designation of approximately 75 acres throughout the City of Sanger City Limits. The proposed general plan designation is Residential-High Density and the proposed zoning designation RM-1.5. These proposed changes will potentially increase the overall

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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number of dwelling units but may also increase the efficiency of urban development. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

**Mitigation Measure:**

- GGE-1. Entitlement review of all future projects.
- GGE-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have no impact. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. None of the project sites are known to 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. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will have **no impact**. The project sites are 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**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. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 sites that might be the source of a fire. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

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

**Discussion:** The proposed project will have **no impact**. The proposed project will not connect to water of waste water. The proposed project does not include development. All future development projects will be subject to CEQA review, entitlement review, and be required to meet all development standards.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--	--------------------------------	---------------------------------------	------------------------------	-----------

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed change in land use designation may increase the demand on the water system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact on waste water will be evaluated.

**Mitigation Measure:**

- HWQ-1. Entitlement review of all future projects.
- HWQ-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have **no impact**. The proposed project does not approve development. The project sites are located within the City Limits and surrounded by urbanization. All future development requires entitlement application processing and CEQA review and will need to be designed to function properly with the existing drainage patterns surrounding each site area. Future project design will be required to control erosion or siltation on- or off-site. There are no streams or river located on or adjacent to the project sites.

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

**Discussion:** The proposed project will have **no impact**. The proposed project does not approve development. The project sites are located within the City Limits and surrounded by urbanization. There are no streams or river located on or adjacent to the project sites. All future development requires entitlement application processing and CEQA review and will need to be designed to function properly with the existing drainage patterns surrounding each site area. Future projects must be designed in a manner to control surface runoff so as not to result in flooding on-site or off-site.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--	--------------------------------	---------------------------------------	------------------------------	-----------

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

**Discussion:** The proposed project will have **no impact**. The proposed project does not approve development. The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan. The adopted storm water management plan takes into consideration development of the project sites.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. Otherwise substantially degrade water quality? | <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 approve development.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan. The proposed change in land use designation will change the land use for several sites from commercial to residential.

The City of Sanger contains areas that are identified as being located within a 100-year flood hazard area. All future development requires entitlement application processing and CEQA review. All future development projects will be required to comply with the City of Sanger Flood Ordinance – Chapter 34 of the Municipal Code of the City of Sanger. The City of Sanger Flood Ordinance regulates construction within a 100-year flood hazard area.

**Mitigation Measure:**

- HWQ-1. Entitlement review of all future projects.
- HWQ-2. CEQA review if all future entitlement projects.
- HWQ-2. Compliance with the City of Sanger Flood.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

<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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The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan. The proposed change in land use designation will change the land use for several sites from commercial to residential.

The City of Sanger contains areas that are identified as being located within a 100-year flood hazard area. All future development requires entitlement application processing and CEQA review. All future development projects will be required to comply with the City of Sanger Flood Ordinance – Chapter 34 of the Municipal Code of the City of Sanger. The City of Sanger Flood Ordinance regulates construction within a 100-year flood hazard area.

**Mitigation Measure:**

HWQ-1. Entitlement review of all future projects.

HWQ-2. CEQA review if all future entitlement projects.

HWQ-2. Compliance with the City of Sanger Flood.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan. The proposed change in land use designation will change the land use for several sites from commercial to residential.

The City of Sanger contains areas that are identified as being located within a 100-year flood hazard area. All future development requires entitlement application processing and CEQA review. All future development projects will be required to comply with the City of Sanger Flood Ordinance – Chapter 34 of the Municipal Code of the City of Sanger. The City of Sanger Flood Ordinance regulates construction within a 100-year flood hazard area.

**Mitigation Measure:**

HWQ-1. Entitlement review of all future projects.

HWQ-2. CEQA review if all future entitlement projects.

HWQ-2. Compliance with the City of Sanger Flood.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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**. 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.

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	<u>No Impact</u>
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**X. LAND USE PLANNING** Would the project:

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact established communities will be evaluated.

**Mitigation Measure:**

- LUP-1. Entitlement review of all future projects.
- LUP-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have **no impact**. There are no known mineral resources on or near the site. The proposed project does not approve development and will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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**. There is no habitat conservation or natural community conservation plans that apply to the project site.

**XI. 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**. There are no known mineral resources on or near the project sites.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 on or near the project sites.

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

**Discussion:** The proposed project will have a less than significant impact with mitigation. The proposed project does not approve development and will not directly generate noise.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed project sites are located within sphere of influence and within the current city limits. The City of Sanger General Plan has established noise standards. All future development requires entitlement application processing and CEQA review. All future development projects will be required to comply with the City of Sanger General Plan noise standards at the time of processing when potential noise impacts will be evaluated.

**Mitigation Measure:**

- NOI-1. Entitlement review of all future projects.
- NOI-2. CEQA review if all future entitlement projects.
- NOI-3. Review and compliance City of Sanger General Plan Noise Standards.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 2. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Discussion:** The proposed project will have a less than significant impact with mitigation. The proposed project does not approve development and will not directly generate noise.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed project sites are located within sphere of influence and within the current city limits. The City of Sanger General Plan has established noise standards. All future development requires entitlement application processing and CEQA review. All future development projects will be required to comply with the City of Sanger General Plan noise standards at the time of processing when potential noise impacts will be evaluated.

**Mitigation Measure:**

- NOI-1. Entitlement review of all future projects.
- NOI-2. CEQA review if all future entitlement projects.
- NOI-3. Review and compliance City of Sanger General Plan Noise Standards.

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

**Discussion:** The proposed project will have a less than significant impact with mitigation. The proposed

<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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project does not approve development and will not directly generate noise.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed project sites are located within sphere of influence and within the current city limits. The City of Sanger General Plan has established noise standards. All future development requires entitlement application processing and CEQA review. All future development projects will be required to comply with the City of Sanger General Plan noise standards at the time of processing when potential noise impacts will be evaluated.

**Mitigation Measure:**

- NOI-1. Entitlement review of all future projects.
- NOI-2. CEQA review if all future entitlement projects.
- NOI-3. Review and compliance City of Sanger General Plan Noise Standards.

- 4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

**Discussion:** The proposed project will have a **less than significant impact with mitigation.** The proposed project does not approve development and will not directly generate noise.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed project sites are located within sphere of influence and within the current city limits. The City of Sanger General Plan has established noise standards. All future development requires entitlement application processing and CEQA review. All future development projects will be required to comply with the City of Sanger General Plan noise standards at the time of processing when potential noise impacts will be evaluated.

**Mitigation Measure:**

- NOI-1. Entitlement review of all future projects.
- NOI-2. CEQA review if all future entitlement projects.
- NOI-3. Review and compliance City of Sanger General Plan Noise Standards.

- 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?

**Discussion:** The proposed project will have **no impact.** The project sites are 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?

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

**Discussion:** The proposed project will have a **less than significant impact**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The proposed change in land use designation may have an impact on population growth. The purpose of the project is to increase the allowable density of future needed housing. The action does not necessarily induce growth. The action changes the amount of land necessary to accommodate new population. It is reasonable to expect the historic growth rate of the City of Sanger will not be changed by the proposed project.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Displace substantial number of existing housing, necessitating the construction of replacement housing elsewhere? | <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 sites are predominately vacant. Several proposed project sites have a single-family dwelling.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Displace substantial number of people, necessitating the construction of replacement housing elsewhere? | <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 sites are predominately vacant. Several proposed project sites have a single-family dwelling.

**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 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**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

<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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The City of Sanger provides fire protection services. The proposed change in land use designation may have an impact on fire protection services and may require improvements to fire protection facilities. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on fire protection services will be evaluated. In addition the City of Sanger collects Development Impact Fees from new development for Fire Facilities.

**Mitigation Measure:**

- PS-1. Entitlement review of all future projects.
- PS-2. CEQA review if all future entitlement projects.
- PS-3. Payment of Development Impact Fees.

Police protection?

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The City of Sanger provides police protection services. The proposed change in land use designation may have an impact on police protection services and may require improvements to police protection facilities. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on police protection services will be evaluated. In addition the City of Sanger collects Development Impact Fees for Police Facilities.

**Mitigation Measure:**

- PS-1. Entitlement review of all future projects.
- PS-2. CEQA review if all future entitlement projects.
- PS-3. Payment of Development Impact Fees.

Schools?

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The City of Sanger is within Sanger Unified School District. The proposed change in land use designation may have an impact on schools. The City of Sanger consults with Sanger Unified School District on housing development. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on schools will be evaluated. New development in the City of Sanger is required to show evidence of payment of Sanger Unified School District – School Impact Fees.

**Mitigation Measure:**

Potentially Significant <u>Impact</u>	Less Than Significant with <u>Mitigation</u>	Less Than Significant <u>Impact</u>	<u>No Impact</u>
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PS-4. Payment of Sanger Unified School District – School Impact Fees.

Parks?	<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**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The City of Sanger provides and maintains park space within the City of Sanger. The proposed change in land use designation may have an impact on parks and may require improvements to the park system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on parks will be evaluated. In addition the City of Sanger collects Development Impact Fees for Recreation.

**Mitigation Measure:**

- PS-1. Entitlement review of all future projects.
- PS-2. CEQA review if all future entitlement projects.
- PS-3. Payment of Development Impact Fees.

Other public facilities?	<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**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The proposed change in land use designation may have an impact on other public facilities and may require improvements to public facilities. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on public facilities will be evaluated.

**Mitigation Measure:**

- PS-1. Entitlement review of all future projects.
- PS-2. CEQA review if all future entitlement projects.

**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 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**. The proposed project does not approve development and does not involve the construction of recreational facilities.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The City of Sanger provides parks and recreational programs. The proposed change in land use designation may have an impact on recreation and may require improvements to the park system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on recreation will be evaluated. In addition the City of Sanger collects Development Impact Fees for Recreation.

**Mitigation Measure:**

- PS-1. Entitlement review of all future projects.
- PS-2. CEQA review if all future entitlement projects.
- PS-3. Payment of Development Impact Fees.

- 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?

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development and does not involve the construction of recreational facilities.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The City of Sanger provides parks and recreational programs. The proposed change in land use designation may have an impact on recreation and may require improvements to the park system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on recreation will be evaluated. In addition the City of Sanger collects Development Impact Fees for Recreation.

**Mitigation Measure:**

- PS-1. Entitlement review of all future projects.
- PS-2. CEQA review if all future entitlement projects.
- PS-3. Payment of Development Impact Fees.

**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

<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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paths, and mass transit?

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The projects sites are surrounded by urbanization and will utilize the existing circulation system and will not change the existing street patterns. The proposed change in land use designation may have an impact on traffic and may require improvements to the existing circulation system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on the circulation system will be evaluated.

**Mitigation Measure:**

TT-1. Entitlement review of all future projects.

TT-2. CEQA review if all future entitlement projects.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The projects sites are surrounded by urbanization and will utilize the existing circulation system and will not change the existing street patterns. The proposed change in land use designation may have an impact on traffic and may require improvements to the existing circulation system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on level of service standards will be evaluated.

**Mitigation Measure:**

TT-1. Entitlement review of all future projects.

TT-2. CEQA review if all future entitlement projects.

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

<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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**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The projects sites are surrounded by urbanization and will utilize the existing street system and will not change the existing street patterns. The proposed change in land use designation may traffic and require improvements to the existing system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on existing street patterns will be evaluated.

**Mitigation Measure:**

- TT-1. Entitlement review of all future projects.
- TT-2. CEQA review if all future entitlement projects.

5. Result in inadequate emergency access?

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed change in land use designation may increase the demand for emergency services. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on emergency access will be evaluated.

**Mitigation Measure:**

- TT-1. Entitlement review of all future projects.
- TT-2. CEQA review if all future entitlement projects.

6. Result in inadequate parking capacity?

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed change in land use designation may increase the demand for parking. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impacts on parking will be evaluated.

**Mitigation Measure:**

- TT-1. Entitlement review of all future projects.
- TT-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have **no impact**. The proposed project does not approve development.

<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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The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed change in land use designation may increase population density providing greater demand for alternative transportation and possible opportunities for transit oriented development.

**Mitigation Measure:**

- TT-1. Entitlement review of all future projects.
- TT-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development. The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed change in land use designation may increase the demand on the waste water treatment system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact on waste water will be evaluated.

**Mitigation Measure:**

- USS-1. Entitlement review of all future projects.
- USS-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation**. The proposed project does not approve development and will not directly result in construction of new facilities or expansion of existing facilities which could cause significant environmental effects.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan.

The proposed change in land use designation may increase the demand on the waste water treatment system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact on waste water will be evaluated.

<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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**Mitigation Measure:**

USS-1. Entitlement review of all future projects.

USS-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have a less than significant impact with mitigation. The proposed project does not approve development and will not directly result in construction of new facilities or expansion of existing facilities which could cause significant environmental effects.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential.

The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan.

The proposed change in land use designation may increase the demand on the waste water treatment system. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact on waste water will be evaluated.

**Mitigation Measure:**

USS-1. Entitlement review of all future projects.

USS-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have a less than significant impact with mitigation. The proposed project does not approve development and will not directly impact available water supplies or existing entitlements and resources.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan. The proposed change in land use designation may impact the demand for water resources. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact on waste water will be evaluated.

**Mitigation Measure:**

USS-1. Entitlement review of all future projects.

<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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USS-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation.** The proposed project does not approve development and will not directly impact wastewater treatment plant capacity.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan. The proposed change in land use designation may impact the demand for wastewater treatment. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact on waste water will be evaluated.

**Mitigation Measure:**

USS-1. Entitlement review of all future projects.

USS-2. CEQA review if all future entitlement projects.

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

**Discussion:** The proposed project will have a **less than significant impact with mitigation.** The proposed project does not approve development and will not directly impact available water supplies or existing entitlements and resources.

The proposed project changes the general plan and zoning designation of approximately 75 acres throughout the City of Sanger. The existing land use designations include various commercial and residential designations and the proposed land use designation is high density multiple-family residential. The proposed project sites are located within sphere of influence and within the current city limits. Urbanization of the proposed project sites is anticipated and has been considered with the adopted General Plan. The proposed change in land use designation may impact the generation of solid waste. Whether or not the land use designation remains the same or is changed, all future development requires entitlement application processing and CEQA review. All future development projects will be required to be reviewed at the time of processing and the proposed project’s impact on waste water will be evaluated.

**Mitigation Measure:**

USS-1. Entitlement review of all future projects.

USS-2. CEQA review if all future entitlement projects.

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

<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><u>No Impact</u></b>
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**Discussion:** The proposed project will have **no impact**. The proposed project does not approve development and will not impact federal, state, and local statutes and regulations related to solid waste.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- |   |                          |                                     |                          |                                     |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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)?</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <p>3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

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

*David Brletic*

November 1, 2018

Signature

Date