

**City of Sanger  
Housing Element  
2015-2023**



**Initial Study  
Mitigated Negative Declaration**

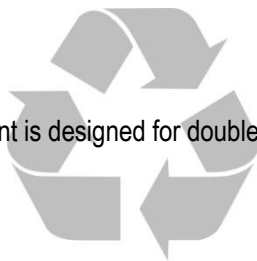


**Lead Agency**  
City of Sanger  
1700 7<sup>th</sup> Street  
Sanger, California 93657

**Consultant**  
MIG  
537 S. Raymond Avenue  
Pasadena, California 91101

December 2015

This document is designed for double-sided printing



## Table of Contents

|          |  |           |
|----------|--|-----------|
| <b>1</b> | <b>PURPOSE AND AUTHORITY .....</b>                 | <b>1</b>  |
|          | CONTENTS .....                                     | 1         |
|          | TIERING .....                                      | 1         |
|          | ANALYTICAL APPROACH.....                           | 3         |
| <b>2</b> | <b>PROJECT DESCRIPTION .....</b>                   | <b>5</b>  |
|          | PROJECT TITLE .....                                | 5         |
|          | LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS ..... | 5         |
|          | CONTACT PERSON AND PHONE NUMBER .....              | 5         |
|          | PROJECT LOCATION .....                             | 5         |
|          | GENERAL PLAN DESIGNATIONS .....                    | 5         |
|          | ZONING DISTRICTS .....                             | 6         |
|          | CHARACTERISTICS OF THE HOUSING ELEMENT .....       | 7         |
|          | SURROUNDING LAND USES .....                        | 12        |
|          | ENVIRONMENTAL SETTING .....                        | 12        |
|          | REQUIRED COUNTY/CITY APPROVALS .....               | 12        |
|          | OTHER AGENCY APPROVALS .....                       | 13        |
| <b>3</b> | <b>DETERMINATION .....</b>                         | <b>19</b> |
|          | ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....    | 19        |
|          | DETERMINATION .....                                | 19        |
| <b>4</b> | <b>EVALUATION OF ENVIRONMENTAL IMPACTS .....</b>   | <b>21</b> |
| 1.       | AESTHETICS .....                                   | 21        |
| 2.       | AGRICULTURAL RESOURCES .....                       | 24        |
| 3.       | AIR QUALITY .....                                  | 27        |
| 4.       | BIOLOGICAL RESOURCES .....                         | 29        |
| 5.       | CULTURAL RESOURCES .....                           | 32        |
| 6.       | GEOLOGY AND SOILS .....                            | 34        |
| 7.       | GREENHOUSE GAS EMISSIONS.....                      | 37        |
| 8.       | HAZARDS AND HAZARDOUS MATERIALS .....              | 39        |
| 9.       | HYDROLOGY AND WATER QUALITY .....                  | 43        |
| 10.      | LAND USE AND PLANNING .....                        | 47        |
| 11.      | MINERAL RESOURCES .....                            | 48        |
| 12.      | NOISE .....  | 49        |
| 13.      | POPULATION AND HOUSING .....                       | 53        |
| 14.      | PUBLIC SERVICES.....                               | 55        |
| 15.      | RECREATION .....                                   | 57        |
| 16.      | TRANSPORTATION AND TRAFFIC .....                   | 58        |
| 17.      | UTILITIES AND SERVICE SYSTEMS.....                 | 61        |
| 18.      | MANDATORY FINDINGS OF SIGNIFICANCE .....           | 63        |
| <b>5</b> | <b>LIST OF PREPARERS .....</b>                     | <b>65</b> |
|          | LEAD AGENCY .....                                  | 65        |
|          | ENVIRONMENTAL ANALYSTS.....                        | 65        |

## List of Tables

|  |    |
|--|----|
| TABLE 1 RESIDENTIAL LAND USES .....                        | 5  |
| TABLE 2 RESIDENTIAL ZONING DISTRICTS .....                 | 6  |
| TABLE 3 REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION ..... | 8  |
| TABLE 4 RHNA CREDITS AND REMAINING NEED .....              | 9  |
| TABLE 5 VACANT LAND INVENTORY .....                        | 10 |
| TABLE 6 POTENTIAL REZONE SITES .....                       | 10 |

TABLE 7 LAND INVENTORY AND NEEDS COMPARISON..... 11

TABLE 8 MAXIMUM ACCEPTABLE NOISE LEVELS - TRANSPORTATION ..... 50

TABLE 9 HUMAN REACTION TO VIBRATION..... 51

TABLE 10 COMMON CONSTRUCTION VIBRATION ..... 51

**List of Exhibits**

EXHIBIT 1 REGIONAL CONTEXT AND VICINITY MAP ..... 15

EXHIBIT 2 SANGER SITES INVENTORY..... 17

# 1 PURPOSE AND AUTHORITY

---

The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of Sanger portion of the 2015-2023 Housing Element. Pursuant to the California Environmental Quality Act (CEQA), the proposed Housing Element is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of Sanger local rules and regulations. The proposed project requires discretionary approval by the City of Sanger and review by the California Department of Housing and Community Development (HCD). As the project initiator, and because of the legislative approvals involved, the City of Sanger is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of Sanger approval of a General Plan Amendment and subsequent zoning changes, if necessary. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Sanger is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of a MND, as discussed in Section 4. Either of these determinations indicate that the environmental impacts of the programs for accommodating housing pursuant to the Housing Element, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

## CONTENTS

This document has been prepared to comply with Section 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

## TIERING

Section 15152 et al of the CEQA Guidelines describes "tiering" as a streamlining tool as follows:

- "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
- Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan,*

policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.

- (c) *Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.*
- (d) *Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:*
  - (1) *Were not examined as significant effects on the environment in the prior EIR; or*
  - (2) *Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.*
- (e) *Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
- (f) *A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.*
  - (1) *Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
  - (2) *When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
  - (3) *Significant environmental effects have been "adequately addressed" if the lead agency determines that:*
    - (A) *they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*
    - (B) *they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.*
- (g) *When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*

(h) *There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:*

*(1) General Plan EIR (Section 15166)*

*(2) Staged EIR (Section 15167)*

*(3) Program EIR (Section 15168)*

*(4) Master EIR (Section 15175)*

*(5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)*

*(6) Redevelopment project (Section 15180)*

*(7) Projects consistent with community plan, general plan, or zoning (Section 15183)*

This Initial Study for the 2015-2023 Housing Element has been prepared to tier from the General Plan EIR of the City of Sanger, as amended or otherwise supplemented. For the City of Sanger, documents by which the analysis recorded herein has been tiered from are available for public review at:

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

## **ANALYTICAL APPROACH**

The environmental analysis contained in this Initial Study is based on the following assumptions:

**General Plan Consistency:** As the General Plan is updated and/or amended, the City of Sanger will ensure that such updates and amendments do not prevent implementation of the policies contained in the update Housing Element.

**Categorical Exemptions:** Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in Section 15300 of the CEQA Guidelines.

**Project Specific Environmental Review:** Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

**Purpose of Environmental Review:** The proposed Housing Element does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of adoption of the Housing Element. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the Housing Element in accordance with the Lead agency's existing land use policies.

No changes to the use, density or intensity, or other land use policies are proposed as part of the Housing Element.

The purpose of the environmental analysis conducted for the Housing Element, as documented herein, is to determine general impacts that could result from implementation of the Housing Element. The analysis is based on a hypothetical development scenario for the Inventory Sites identified in the Housing Element and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the Housing Element is inherently broad and typically qualitative due to the lack of project-level information.



## 2 PROJECT DESCRIPTION

### **PROJECT TITLE**

City of Sanger 2015-2023 Housing Element

### **LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS**

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

### **CONTACT PERSON AND PHONE NUMBER**

Keith Woodcock, AICP CEP, City Planner  
559-876-6300

### **PROJECT LOCATION**

The 2015-2023 Housing Element applies to all proposed and existing residential and mixed-use General Plan land use designations and zoning districts that support residential or mixed-use development within the municipal boundaries of the City of Sanger. The City of Sanger is located in the County of Fresno and is adjacent to unincorporated Fresno County land to the north, south, east, and west. State Highway 180 is located approximately one mile to the north and State Highway 99 is located approximately nine miles to the west of Sanger city limits, providing regional access to the greater Central Valley. The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the City of Sanger. The Planning Area is approximately 6,500 acres (including approximately 3,000 acres within its Sphere of Influence), representing approximately less than one percent of the land area of the County of Fresno. The Inventory and Potential Sites identified in the Housing Element are located throughout the city. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within the County of Fresno and its local context in terms of roadways, other transportation infrastructure, and important landmarks.

### **GENERAL PLAN DESIGNATIONS**

The existing residential and mixed-use General Plan land use designations that support housing development within the City of Sanger are summarized in Table 1 (Residential Land Uses).<sup>1</sup> The proposed Housing Element concluded that the City's General Plan provides for a range of housing densities in the community; therefore, new land use designations to support development options for balanced housing will not be required.

**Table 1**  
**Residential Land Uses**

| <b>Land Use Designation</b>     | <b>Supported Uses</b>   | <b>Maximum Density (DU/AC)</b> |
|---------------------------------|---|--------------------------------|
| Low Density Residential         | Single family residential   | 1.0 – 3.3                      |
| Medium Low Density Residential  | Single family residential   | 3.4 – 5.4                      |
| Medium Density Residential      | Single family residential, mobile home parks, multiple family residential | 5.5 – 12.4                     |
| Medium High Density Residential | Multiple family residential   | 12.5 – 17.4                    |
| High Density Residential        | Multiple density residential  | 17.5 – 22.0                    |

Source: City of Sanger. 2025 General Plan. Land Use Element. November 2003

<sup>1</sup> City of Sanger. 2025 General Plan. Land Use Element. November 2003

## ZONING DISTRICTS

Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards. The proposed Housing Element concluded that the City's Zoning Ordinance provides for a range of housing options and offers several opportunities for high-density residential and mixed-use development by right; therefore, new land use designations to support development options for balanced housing will not be required.

**Table 2**  
**Residential Zoning Districts**

| Zone      | Permitted Residential Uses  | Maximum Height (FT) | Minimum Lot Size (SF) | Minimum Lot Dimensions (FT) |  | Minimum Yard Setback (FT) |            |      | Density (DU/AC) |
|-----------|---|---------------------|-----------------------|-----------------------------|--|---------------------------|------------|------|-----------------|
|           |   |                     |                       | Width                       | Depth  | Front                     | Side       | Rear |                 |
| R-A       | Single family residential, agricultural   | 35                  | 36,000                | 130                         | 170  | 35                        | 15         | 20   | 1.2             |
| R-1-10    | Single family residential   | 35                  | 10,000                | 70                          | 110 <sup>1</sup><br>120 <sup>2</sup>                     | 25                        | 7          | 15   | 4.36            |
| R-1-7.5   | Single family residential   | 35                  | 7,500                 | 65                          | 100 <sup>1</sup><br>120 <sup>2</sup>                     | 25                        | 7          | 15   | 5.81            |
| R-1-6     | Single family residential   | 25                  | 6,000                 | 60                          | 100 <sup>1</sup><br>120 <sup>2</sup>                     | 20                        | 5          | 10   | 7.26            |
| RM-2.5    | Single family residential, multiple family residential  | 35                  | 6,000                 | 60                          | 100 <sup>1</sup><br>120 <sup>2</sup>                     | 20                        | 5          | 15   | 17.42           |
| RM-2.5(s) | Single family residential, multiple family residential  | 20                  | 6,000                 | 60                          | 100 <sup>1</sup><br>120 <sup>2</sup>                     | 20                        | 5          | 15   | 17.42           |
| RM-1.5    | Single family residential, multiple family residential  | 35                  | 7,500                 | 60                          | 100 <sup>1</sup><br>120 <sup>2</sup>                     | 15                        | 5          | 15   | 29.04           |
| RM-1.5(s) | Single family residential, multiple family residential  | 20                  | 7,500                 | 60                          | 100 <sup>1</sup><br>120 <sup>2</sup>                     | 15                        | 5          | 15   | 29.04           |
| RM-1      | Single family residential, multiple family residential, apartment hotels, boardinghouse, rest homes   | 40                  | 10,000                | 65                          | 100 <sup>1</sup><br>120 <sup>2</sup><br>150 <sup>3</sup> | 15                        | 5          | 15   | 43.56           |
| T-P       | Residential mobile home parks   | 25                  | 2,400                 | NA                          | NA   | 15                        | 5          | 10   | 6 – 8           |
| C-P       | Multiple family residential, private residence clubs, convalescent homes, nursing homes, boardinghouse  | 35                  | 2,500                 | 65                          | 110 <sup>1</sup><br>120 <sup>2</sup><br>130 <sup>3</sup> | 15                        | See Note 4 | 10   | 17.42           |
| C-3       | Development standards of RM-2.5 apply to multifamily residential uses in this district, provided that any residential use in the same structure as a commercial use shall not be located on the ground floor. |                     |                       |                             |  |                           |            |      |                 |

Source: City of Sanger. Municipal Code. 2015

<sup>1</sup> minimum lot depth on local street

<sup>2</sup> minimum lot depth on major street

<sup>3</sup> minimum lot depth on railroad ROW

<sup>4</sup> 10 feet when abutting a C district, 10% of lot width when abutting a R district (between 5 – 10 feet)

## **CHARACTERISTICS OF THE HOUSING ELEMENT**

The proposed project is the adoption and implementation of the City of Sanger 2015-2023 Housing Element (Project). California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. It is typical for each city or county to prepare and maintain its own separate general plan and housing element; however, the Fresno Council of Governments (COG) is coordinating the County of Fresno and twelve of its 15 incorporated cities in preparing a multi-jurisdictional housing element for the fifth round of housing element updates. The Project provides an opportunity for countywide housing issues and needs to be more effectively addressed comprehensively at the regional level as opposed to individually, and without coordination, at the local level. This approach provides the opportunity for the local governments and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. The Housing Element for the City has been prepared using the information and collaboration developed through this multi-jurisdictional effort.

## **HOUSING ELEMENT**

A Housing Element is one of seven required elements of a jurisdiction's General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

## **STATUTORY REQUIREMENTS**

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) a preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and decent housing, in suitable living environments, in all communities, in working toward statewide goals. The 2015-2023 Housing Element will become the policy document in the City of Sanger that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

## **HOUSING NEEDS**

Several factors influence the demand for housing in the County of Fresno and the 15 cities in the County that includes 1) housing needs resulting from population growth, 2) housing needs resulting from the overcrowding of existing housing units, 3) housing needs that result when households are paying more than they can afford for housing, and 4) housing needs of "special needs groups" that include the elderly, large families, female-headed households, households with a physically or developmentally disabled person, farm workers, and the homeless.

The 2015-2023 Housing Element examines the housing needs of different groups of people based on demographic metrics that include owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the Housing Element.

California housing element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops Regional Housing Needs Assessments (RHNA) for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas in which the City of Sanger is located. Fresno COG has assigned the City of Sanger a housing allocation of 1,218 housing units for the 2015-2023 planning period in addition to the 2006-2013 unaccommodated need of 1,132 housing units. Table 3 (Regional Housing Needs Assessment Allocation) identifies the projected housing needs for the 2015-2023 cycle.

**Table 3**  
**Regional Housing Needs Assessment Allocation**

| Income Group              | 2015 – 2023           |                        | 2006 – 2013              |
|---------------------------|-----------------------|------------------------|--------------------------|
|                           | Total Allocation (DU) | Income Group Ratio (%) | Unaccommodated Need (DU) |
| Extremely Low/Very Low    | 312                   | 26                     | --                       |
| Low                       | 175                   | 14                     | 796                      |
| Moderate                  | 163                   | 13                     | 336                      |
| Above Moderate            | 568                   | 47                     | --                       |
| <i>Total</i>              | <i>1,218</i>          | <i>100</i>             | <i>1,132</i>             |
| <b>Total Housing Need</b> | <b>2,350</b>          |                        |                          |
| Source: FCOG 2015         |                       |                        |                          |

Considering the RHNA is based on a January 1, 2013 baseline in projecting growth in the Planning Area and the region for the 2015 through 2023 cycle, jurisdictions may credit housing units developed, under construction, or approved since January 1, 2013 toward the units assigned through the RHNA. From January 1, 2013 to January 2015, 685 units were built or under construction. The housing units requested to be credited toward the jurisdiction's RHNA include above moderate-income units as part of the Stonehaven Phase 1, Sequoia View, Orchard Park III, and Oak Grove projects as well as other single family home permits. The housing units credited toward the needs allocation accommodates the above moderate-income need.

Projects that have received entitlement approvals or have been issued building permits but have not yet been constructed can also be credited toward the needs allocation. The City of Sanger approved the 187-unit single family subdivision and Phase 1 and Phase 2 of the Sanger Crossing project. The housing units credited toward the needs allocation currently have the following income distribution: 21 extremely low- and very low-income units, 59 low-income units, and 188 above moderate-income units.

The RHNA allocation in the City of Sanger after consideration of constructed units and entitled/permitted units for the 2015-2023 planning cycle is 953 units. The distribution of credited housing units and the allocation of the remaining housing need is summarized in Table 4 (RHNA Credits and Remaining Need).

**Table 4**  
**RHNA Credits and Remaining Need**

| Unit Type                                | AMI        |            |            |             |              |
|--|------------|------------|------------|-------------|--------------|
|  | 0-50%      | 51-80%     | 81-120%    | 121%+       | Total        |
| <i>Units Built or Under Construction</i> |            |            |            |             |              |
| Stonehaven Phase I                       | --         | --         | --         | 84          | 84           |
| Sequoia View                             | --         | --         | --         | 67          | 67           |
| Orchard Park III                         | --         | --         | --         | 94          | 94           |
| Oak Grove (Olive Glen)                   | --         | --         | --         | 209         | 209          |
| Other Single Family Permits              | --         | --         | --         | 231         | 231          |
| <i>Planned or Approved Projects</i>      |            |            |            |             |              |
| Royal Wood                               | --         | --         | --         | 187         | 187          |
| Sanger Crossing Phase 1                  | 21         | 23         | --         | 1           | 45           |
| Sanger Crossing Phase 2                  | --         | 36         | --         | --          | 36           |
| <b>2015-2023 RHNA Allocation</b>         | <b>312</b> | <b>175</b> | <b>163</b> | <b>568</b>  | <b>1,218</b> |
| <b>2006-2013 Unaccommodated Need</b>     | <b>--</b>  | <b>796</b> | <b>336</b> | <b>--</b>   | <b>1,132</b> |
| <i>Credits</i>                           | 21         | 59         | --         | 873         | 953          |
| <b>Remaining Need</b>                    | <b>291</b> | <b>912</b> | <b>499</b> | <b>-305</b> | <b>1,397</b> |
| Source: Mintier Harnish 2015             |            |            |            |             |              |

## HOUSING OPPORTUNITY AREAS

State law requires that jurisdictions demonstrate in the Housing Element that there is land inventory available and adequate in accommodating that jurisdiction's RHNA allocation. The City of Sanger has identified vacant residential and mixed-use sites to accommodate the remaining needs allocation target of 1,397 units. The total realistic development potential of these vacant sites is 914 housing units. Although the need for above moderate-income units will be met, the City has a remaining need of 1,702 very low-, low-, and moderate-income units. In order to meet this need, the City has identified 27 potential sites that can be rezoned to meet the remaining need. If rezoned, these sites can provide up to 3,523 housing units. No constraints have been identified in regard to the Inventory Sites or Potential Sites that would prevent development, redevelopment, or reuse during the Housing Element period. The Inventory Sites and Potential Sites are categorized and summarized herein.

### ***Vacant Land Inventory***

Identification of vacant residential and mixed-use sites is based on an analysis of the latest assessor's parcel information. The inventory of vacant residential and mixed-use land in the City of Sanger totals 133.2 acres. These vacant sites, identified in Table 5 (Vacant Land Inventory), have the potential to accommodate 914 units with applicable land use and zoning requirements such as consideration of parking, landscaping, and right-of-way requirements.

### ***Potential Rezone Sites***

In order to meet this need, the City has identified 27 potential sites that can be rezoned to meet the remaining need. If rezoned, these sites can provide up to 3,523 housing units. All of these Potential Sites will not need to be rezoned. The City will evaluate the Potential Sites and determine which will be rezoned and re-designated as part of the comprehensive General Plan Update to occur at a later date. These Potential Sites will be evaluated based on their potential for development within the planning period based on size, opportunities for consolidation, past market demand, and established regulatory incentives for development (see Table 6, Potential Rezone Sites). The survey identified 44 parcels totaling 153.12 acres of developable land that could accommodate an estimated 3,523 dwelling units.

**Table 5**  
**Vacant Land Inventory**

| Land Use Designation | Zoning  | Parcels    | Density (DU/AC) | Acres        | Development Estimate (DU) | AMI (%)   |
|----------------------|---------|------------|-----------------|--------------|---------------------------|-----------|
| R-A                  | R-A     | 1          | 1               | 4.67         | 3                         | 121 +     |
| R-1-10               | R-1-10  | 1          | 4.36            | 0.37         | 1                         | 121 +     |
| R-1-7.5              | R-1-7.5 | 138        | 5.81            | 51.45        | 253                       | 121 +     |
| R-1-6                | R-1-6   | 120        | 7.26            | 54.21        | 330                       | 121 +     |
| RM-2.5               | RM-2.5  | 3          | 17.42           | 10.91        | 182                       | 0 - 80    |
|                      |         | 33         |                 | 8.67         | 106                       | 81 - 120  |
| RM-1.5               | RM-1.5  | 1          | 29.04           | 0.25         | 5                         | 81 - 120  |
| C-P                  | C-P     | 3          | 17.42           | 0.93         | 12                        | 0 - 80    |
|                      |         | 6          |                 | 0.96         | 12                        | 81 - 120  |
| C-3                  | C-3     | 1          | 17.42           | 0.78         | 10                        | 0 - 80    |
| <b>TOTAL</b>         |         | <b>307</b> | <b>--</b>       | <b>133.2</b> | <b>914</b>                | <b>--</b> |

Source: Mintier Harnish 2015

**Table 6**  
**Potential Rezone Sites**

| Existing Zoning | Potential Zone | Parcels   | Acres         | Development Estimate (DU) |
|-----------------|----------------|-----------|---------------|---------------------------|
| R-A             | RM-1.5         | 5         | 18.9          | 435                       |
| R-1-10          | RM-1.5         | 2         | 1.58          | 36                        |
| R-1-7.5         | RM-1.5         | 2         | 19.04         | 438                       |
| R-1-6           | RM-1.5         | 19        | 64.96         | 1,470                     |
| RM-2.5          | RM-1.5         | 1         | 0.89          | 35                        |
| C-P             | RM-1.5         | 2         | 0.9           | 31                        |
| C-4             | RM-1.5         | 9         | 6.28          | 145                       |
| M-L             | RM-1.5         | 4         | 40.57         | 933                       |
| <b>TOTAL</b>    |                | <b>44</b> | <b>153.12</b> | <b>3,523</b>              |

Source: Mintier Harnish 2015

## ADEQUACY OF INVENTORY SITES IN MEETING NEEDS ALLOCATION

The proposed Housing Element identifies a surplus of 305 above moderate units and a shortfall of 1,702 very low-, low-, and moderate-income housing units after consideration of credits. The vacant land identified a capacity of 914 dwelling units, 327 of which include sites suitable for development of very low- to moderate-income housing. Potential Sites considered for future rezoning have a capacity of 3,523 housing units that are suitable for very low- to moderate-income housing. Based on the analysis provided in the Housing Element, the City of Sanger has sufficient land to accommodate the future housing needs projected for its jurisdiction. Table 7 (Land Inventory and Needs Comparison) summarizes the jurisdiction's housing needs in comparison to the development potential of vacant land and future rezoning of Potential Sites. The comparison identifies a surplus of 2,148 units for lower and moderate income groups with consideration of potential future rezoning of Potential Sites.

**Table 7**  
**Land Inventory and Needs Comparison**

|  | AMI   |              |              |              |                |
|--|-------|--------------|--------------|--------------|----------------|
|  | 0-50% | 51-80%       | 81-120%      | 121%+        | Total          |
| Units Built or Under Construction      | --    | --           | --           | 685          | 685            |
| Planned or Approved Projects           | 21    | 59           | --           | 188          | 269            |
| Capacity on Vacant Sites               |       | 204          | 123          | 587          | 914            |
| <b>Total Units</b>                     |       | <b>284</b>   | <b>123</b>   | <b>1,460</b> | <b>1,868</b>   |
| <i>2013 – 2023 RHNA Housing Need</i>   | 312   | 175          | 163          | 568          | 1,218          |
| <i>2006 – 2013 Unaccommodated RHNA</i> | --    | 796          | 336          | --           | 1,132          |
| <b>Surplus/(Shortfall)</b>             |       | <b>(999)</b> | <b>(376)</b> | <b>892</b>   | <b>(1,375)</b> |
| Capacity on Potential Rezone Sites     |       |              | 3,523        | --           | 3,523          |
| Surplus/(Shortfall)                    |       |              |              |              | 2,148          |
| Source: Mintier Harnish 2015           |       |              |              |              |                |

## PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to necessary utility services including water, sewer, and storm drainage. Public services and utilities serving the City of Sanger, as described in the General Plan EIR, are summarized herein.

- **Fire Services:** The Sanger Fire Department serves the Planning Area and the Fresno County Fire Protection District serves the surrounding unincorporated area. The Fire Department operates out of one station located in downtown Sanger. The Fire Department anticipates the need for one additional station to be located north of Church Avenue and west of Greenwood Avenue.
- **Police Services:** The Sanger City Police Department serves the Planning Area. The Police Department operates out of one station located in downtown Sanger. The Police Department anticipates the need for additional personnel and equipment; however, the need for new facilities has not been identified. The Fresno County Sheriff's Department serves the surrounding unincorporated areas.
- **Schools:** The Sanger Unified School District provides kindergarten through 12<sup>th</sup> grade education for the Planning Area. The school district operates 21 schools which include 14 elementary schools, one middle school, one high school, two K-8 and one K-12 charter schools, an alternative education continuation school, an alternative education independent study school, a community day school, and an adult school. The schools district anticipates the need for new construction of five new elementary schools, one new middle school, and one new high school to serve General Plan build out conditions.
- **Parks and Recreation:** The City plans for parkland needs based on a standard of a total of three acres of parkland per 1,000 residents. Currently, the City manages parklands that total approximately 51.5 acres.<sup>2</sup>
- **Water:** One hundred percent of the City's water supply is groundwater pumped from the Kings Basin.
- **Wastewater:** The City operates the Parlier wastewater treatment plant (WWTP) located in southeast Sanger adjacent to the Kings River. The WWTP has a design capacity to treat three million gallons per day (mgd).
- **Storm Drains:** Stormwater drainage is accomplished through a combination of surface and subsurface drainage facilities. The City operates its own storm water collection system that consists of a network of pipelines and numerous ponding and retention basins.

<sup>2</sup> City of Sanger. 2025 Parks and Recreation Master Plan.  
<https://www.ci.sanger.ca.us/docs/parksrec/P&R%20Master%20Plan%202025.pdf> [December 11, 2015]

## **SURROUNDING LAND USES**

The Inventory and Potential Sites identified in Exhibit 2 (Sanger Sites Inventory) are located throughout the City. In general, the City of Sanger is surrounded by agricultural land and rural residential land to the north, south, east, and west. Inventory and Potential Sites identified are generally surrounded by residential and commercial uses. Light industrial uses are located between Academy Avenue and L Street, in close proximity to Inventory Site Groups 9 and 13 and Potential Site Group 27.

## **ENVIRONMENTAL SETTING**

The City of Sanger is located in Fresno County in California's Central Valley. The Sierra Nevada is located to the east and the Kings River is located approximately one mile east of the city. The Planning Area encompasses approximately 6,500 acres (including approximately 3,000 acres within its Sphere of Influence). State Highway 180 is located approximately one mile to the north and State Highway 99 is located approximately nine miles to the west of Sanger city limits, providing regional access to the greater Central Valley. In addition to its location near these major highways, the Union Pacific Railroad (UPRR) rail line traverses through the central portion of the City in a north/south direction.

Situated in the central San Joaquin Valley, where the valley floor has rich agricultural production, Sanger's economy continues as predominantly based upon agricultural production and agriculturally-oriented industry.

The City is located in proximity to regional transportation routes, including State Highway 99 and State Highway 180. The Reedley Municipal Airport, a public use/general aviation facility, is located about 4.5 miles to the east. Unincorporated land under the jurisdiction of Fresno County surrounds the city. Surrounding land uses include land in agricultural production and low density rural development.

The existing topography of the Planning Area is generally flat. Due to the relatively flat topography and geologic setting, few geologic hazards exist in the city other than those related to seismic activity. The elevation in Sanger generally ranges from 300 to 400 feet above mean sea level. No natural water channels are present other than the Kings River.

The City's municipal water supply is pumped from the Kings Basin. No imported water sources are available, and water supplies are limited to the watershed and underlying aquifer. The sub-surface geologic conditions are favorable for continued withdrawal and the use of storm basins and unlined canals will continue to recharge the underground aquifer.

Due to agricultural and urban development within the Planning Area, available wildlife and plant habitat in the San Joaquin Valley has been substantially reduced.

The City of Sanger is located in the San Joaquin Valley Air Basin, which is comprised of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and parts of Kern County. Pollutants and cool air are generally trapped along the east side of the San Joaquin Valley due to circular air currents. Average temperatures in Fresno County vary from the high 90s (Fahrenheit) to lows in the mid 30s.

The main existing noise sources within Sanger include vehicular noise from arterials such as Bethel Avenue, Greenwood Avenue, Academy Avenue, Jensen Avenue, and North Avenue, and railroad noise from the Union Pacific Railroad (UPRR).

## **REQUIRED COUNTY/CITY APPROVALS**

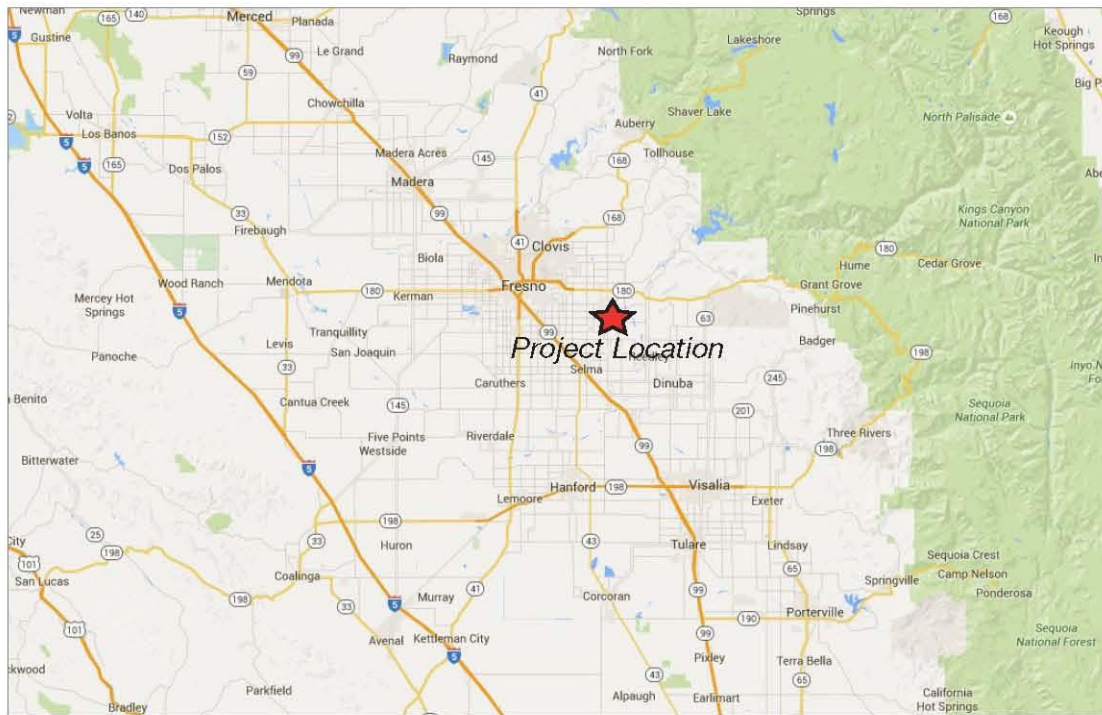
The City Council must approve a General Plan Amendment to incorporate the 2015-2023 Housing Element into the General Plan.



### ***OTHER AGENCY APPROVALS***

The State of California, Department of Housing and Community Development (HCD) is required to review the Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the Housing Element.





Source: Google Maps

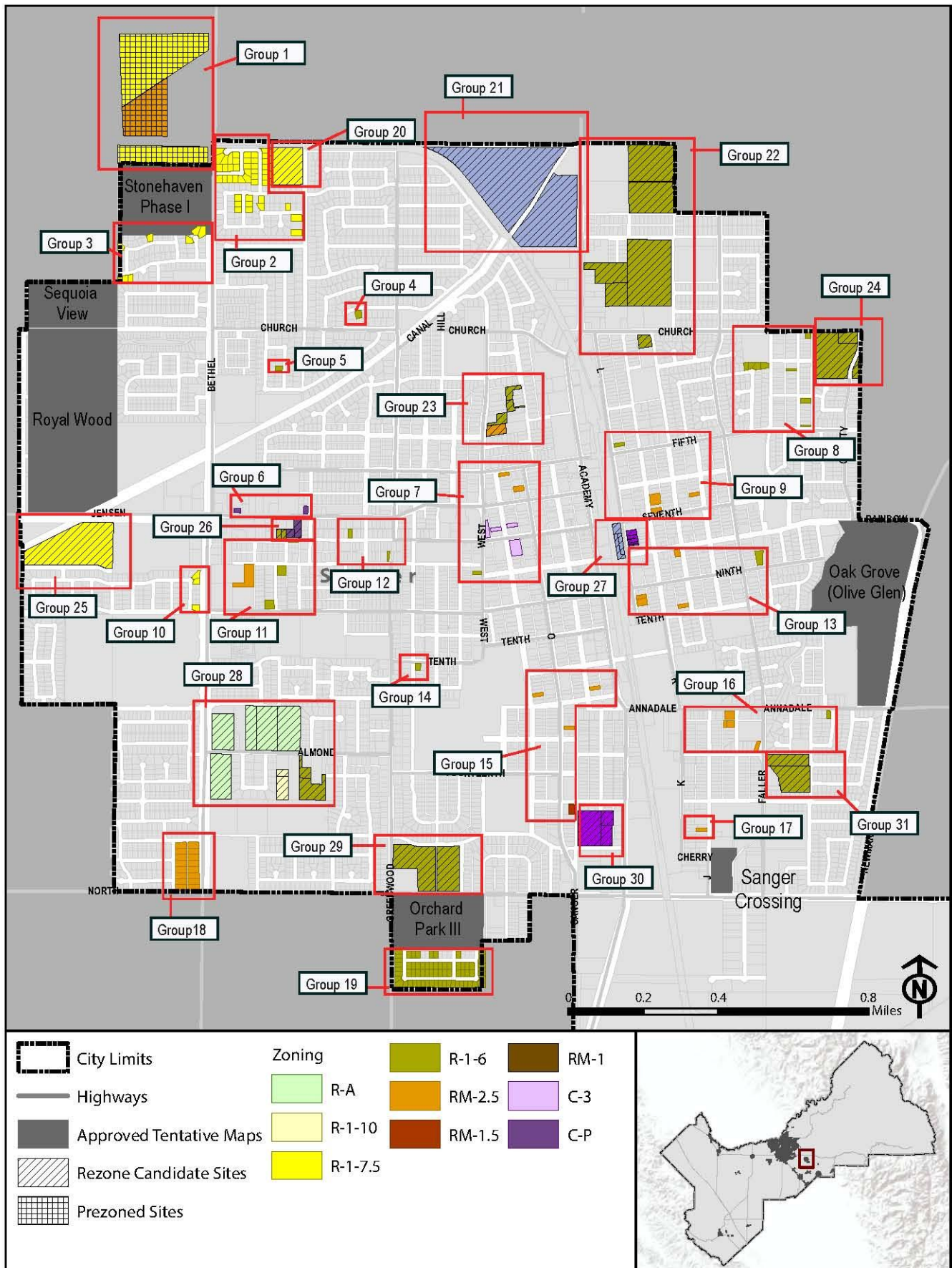
Regional



Source: Google Maps

Vicinity





Source: Fresno County Multi-Jurisdictional Housing Element: Figure 2L-1



### 3 DETERMINATION

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

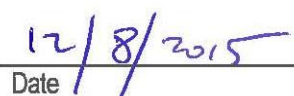
|                          |                               |                          |                                    |                          |                        |
|--------------------------|-------------------------------|--------------------------|------------------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | Aesthetics                    | <input type="checkbox"/> | Agriculture Resources              | <input type="checkbox"/> | Air Quality            |
| <input type="checkbox"/> | Biological Resources          | <input type="checkbox"/> | Cultural Resources                 | <input type="checkbox"/> | Geology /Soils         |
| <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Hydrology / Water Quality          | <input type="checkbox"/> | Land Use / Planning    |
| <input type="checkbox"/> | Mineral Resources             | <input type="checkbox"/> | Noise                              | <input type="checkbox"/> | Population / Housing   |
| <input type="checkbox"/> | Public Services               | <input type="checkbox"/> | Recreation                         | <input type="checkbox"/> | Transportation/Traffic |
| <input type="checkbox"/> | Utilities / Service Systems   | <input type="checkbox"/> | Mandatory Findings of Significance |                          |                        |

#### DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 Keith Woodcock, AICP CEP, City Planner  
 City of Sanger

  
 Date 12/8/2015





## 4 EVALUATION OF ENVIRONMENTAL IMPACTS

### 1. AESTHETICS

Would the project:

|  | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| A) Have a substantial adverse effect on a scenic vista or scenic highway?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact.** According to the City of Sanger General Plan EIR, there are no scenic vistas or scenic highways within or in the vicinity of the Planning Area. Views of the Sierra Nevada to the east and orchards and grape vineyards surrounding the urban areas are the predominant visual characteristics in the Sanger area. New development will incrementally reduce views to agricultural land and the Sierra Nevada now available to residents and businesses within the city, but will also make such views available to residents and businesses in newly developing areas. The Inventory and Potential Sites are located throughout the city. Views of surrounding agricultural land and the Sierra Mountains may be impacted by future development of Inventory and Potential Sites.

The General Plan EIR recognizes that existing views of agricultural uses and the rural expanse would transition over time with General Plan build out. The identified Inventory and Potential Sites are generally surrounded by residential and commercial use. Inventory Site Groups 1, 2, and 19 and Potential Site Groups 20 through 22, 25, and 26 are located along the city limits and are generally surrounded by residential, rural residential, and agricultural uses. Property development standards for each land use zone are included in Chapter 90 (Zoning) of the Municipal Code and summarized in Table 2 above. Standards such as lot area, lot dimensions, building height, and landscaping requirements are provided for each land use zone. The Land Use and Urban Form Element of the General Plan includes a Community Design Framework and Development Standards for each land use designation that provide a guide for future development within the city. Applying this framework ensures that the subjectivity of assessing visual character is removed because the General Plan Policies development guidelines already reflect how neighborhoods within the city should look. In addition, future development on any of the Inventory or Potential Sites will be subject to the City's site plan review process to ensure that development along the boundaries of the city are of the appropriate form and scale, minimizing impacts to views of the Sierra Nevada and surrounding agricultural land. Impacts due to the potential loss of visual resources will be less than significant with implementation of existing regulatory requirements.

B) **Less than Significant Impact.** Scenic resources are isolated, natural or manmade objects offering a unique visual display to the onlooker, in contrast to the expanse and variety of aesthetic values offered in scenic vistas. All of the Inventory and Potential Sites are currently undeveloped, natural or previously developed properties. Significant impacts could occur if the Housing Element update and potential development of the Inventory and Potential Sites substantially damaged scenic

resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. There are no designated State scenic highways within Fresno County. Therefore, implementation of the Community Design Framework and Development Standards provided in the General Plan and development standards provided in the Zoning Code and General Plan will reduce overall aesthetic impacts to less-than-significant levels. Further, future development of any individual Inventory or Potential Site will be subject to project-specific review pursuant to CEQA. Implementation of the proposed Housing Element will be less than significant.

**C) Less than Significant Impact.** Visual character is the composite physical values of a structure or structures, in context of the built and/or natural environment, that include architectural treatment, landscaping, location, and the intangible qualities such as historical context or uniqueness that establish a thematic visual display for the onlooker when viewing the location. Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker coupled with the expertise and institutional knowledge of the local jurisdiction to define the visual character of an area or property. Future development implemented through the policies of the Housing Element will have the effect of changing the visual character of each Inventory Site and Potential Sites by introducing a new element to each location. The residential Inventory Sites are generally surrounded by single family residential uses that are one to two stories in height and mixed-use multiple family Inventory and Potential Sites are generally surrounded by commercial, single family, and multiple family residential uses. If the change in the visual character or quality of an Inventory or Potential Site, in context of the existing visual character and quality of the surrounding environment, can be perceived as 'degrading', then the effect of the project may result in potentially significant impacts. Similar to the impacts resulting from adverse changes to scenic values of vistas and isolated resources, adverse changes to the visual character of an area can reduce the quality of life for occupants and visitors of the area, reduce the uniqueness or singularity of the viewing experience, and/or reduce the historical and/or communal value of the visual setting.

There is no widely recognized threshold for determining when the effects of a project 'degrade' visual character or quality to the point that potentially significant environmental impacts could occur. The General Plan EIR utilized a qualitative threshold that will also be applied to the assessment of the Housing Element. Simply put, the General Plan EIR specifies that if a development proposal is found to be inconsistent with General Plan Policies and development guidelines for the applicable neighborhood by the City, then the direct change in visual character on the project site and the indirect change to the neighborhood are considered potentially significant. The rationale behind this threshold is that General Plan Policies and development guidelines were developed by the City to ensure new development reduces potential aesthetic impacts in an urban setting. General Plan Land Use and Urban Form Element Goals 4 and 5 were developed to ensure high-quality development and the orderly development of the City, thereby ensuring high visual quality. Further, the Land Use and Urban Form Element of the General Plan includes a Community Design Framework and Development Standards for each land use that provide a guide for future development within the city. Applying this framework ensures that the subjectivity of assessing visual character is removed because the General Plan Policies development guidelines already reflect how neighborhoods within the city should look. Thus, future development on the Inventory and Potential Sites will be subject to applicable General Plan Policies and development guidelines related to height, mass and scale, architectural style, materials, landscaping, and a variety of other standards that will ensure future housing development is consistent with the visual character intended for the area. Impacts due to changes to visual character or quality will be less than significant with implementation of existing regulations.

**D) Less than Significant Impact.** Future development guided by the implementation of the proposed Housing Element will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associated with vehicle travel to and from the Inventory and Potential Sites will also be generated. Outdoor lighting when viewed at night can result in glare that can be defined as "excessive, uncontrolled brightness" from a luminaire, defined as "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and ballast (where applicable), and to connect the lamps to

the power supply” by the National Electrical Code (NEC).<sup>3 4</sup> Glare can also occur during the day due to light reflecting off building materials such as highly polished metal and reflective glass. Inappropriate installation of light and reflective materials in future housing could result in effects on nighttime and daytime views through scattering excessive light in the viewers’ eyes, causing a partial or complete inability to see due to light scattering in the eye. The effects of excessive light and glare can result in nuisance impacts ranging from viewer annoyance or an inability to see features in the night sky, to health and safety impacts such as temporary blindness while operating a motor vehicle.

Typical thresholds for determining if the effects of lighting and glare will impact surrounding properties is established in local code as a maximum illumination level at a project’s property line, such as a maximum 0.5 footcandle at any property line adjacent to a residential property. The General Plan EIR found that impacts related to light and glare will be less than significant. According to the General Plan EIR, new light and glare sources from residential neighborhoods such as street lights and parking lighting would be typical of new development and would be controlled by the site plan review process. Municipal Code Section 38-7.2(a)(19) (Nuisance) prohibits excessive direct lighting to occur which disturbs, annoys, or causes discomfort to a person of normal sensitivity in the area. Direct and excessive lighting does not include diffused light which is shielded or directed away from adjoining property. Impacts to daytime and nighttime views will be less than significant with implementation of existing regulatory requirements.

---

<sup>3</sup> Lighting Research Center. National Lighting Product Information Program. Lighting Answers: What is Glare?  
<http://www.lrc.rpi.edu/programs/nlpi/lightinganswers/lightpollution/glare.asp> [November 18, 2015]

<sup>4</sup> National Electrical Code. Article 100. 2014

## 2. AGRICULTURAL 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 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, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

|   | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No Impact                           |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D) Result in 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"/> |
| E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**A) Less than Significant Impact.** According to the State Farmland Mapping and Monitoring Program (FMMP), Inventory Site Group 1 and the northern portion of Group 2 and Potential Sites 20 through 22, 24, 25, and 29 are located on farmland designated as Prime Farmland, Unique Farmland, and Farmland of Statewide and Local Importance. Although these sites are designated as important farmland, significant impacts due its conversion to housing will be mitigated with implementation of General Plan Open Space, Recreation, and Public Facilities Element Goal 4, which requires the preservation of open space and the maintenance of physical separateness from other communities to avoid encroachment of urban land uses. In support of Goal 4, Policy 1 requires the protection from development in perpetuity agricultural lands within the designated greenbelt area designated in the General Plan. The General Plan EIR found that impacts related to the loss of important farmland will be significant and unavoidable. The Inventory Sites proposed in the Housing Element do not propose re-zoning or re-designation and does not identify any site not analyzed in the General Plan EIR. The identified Potential Sites that are located on Prime Farmland, Unique Farmland, and Farmland of Statewide and Local Importance will result in potentially significant impacts because the potential zone change would allow higher density residential development on these sites. The City will evaluate and consider all Potential Sites for adequacy during the comprehensive General Plan update process. The potential loss of important farmland as a result of potential rezone of these sites will contribute individually and cumulatively to the loss of agricultural land in California. Should future development be proposed on sites designated as important farmland, completion

of the California Department of Conservation Land Evaluation & Site Assessment Model (LESA) will determine the viability and suitability of these sites for agricultural use and production. Further, General Plan Land Use and Urban Form Element Goal 1 Policy 3 requires coordination to protect agricultural lands within the greenbelt area from being developed. Implementation includes creating a strategy for the purchase of development rights and the creation of agricultural preservation easements. Goal 2 requires the reduction of urban sprawl and the focus of development inward. Goal 2 Policy 2 encourages the planning of unincorporated areas within the SOI for continued agricultural use until development is immanent. Implementation includes the encouragement of contiguous land use where possible, concentrating development on “in-fill” vacant lands. In addition, a “Right-to-Farm” notice shall be on the deeds of all new development upon annexation to the City.

In addition, the Housing Element does not propose any specific development that will result in the conversion of farmland to non-agricultural use. Future development consistent with the proposed Housing Element will be subject to General Plan Policies related to the orderly development of undeveloped properties and will be subject to City review and approval. Therefore, impacts related to the conversion of important farmland will be less than significant.

**B) Less than Significant Impact.** According to the state Williamson Act Map, properties within the Planning Area are currently preserved for agricultural uses pursuant to Williamson Act contracts.<sup>5</sup> The southern portion of Inventory Site Group 1 is currently in a Williamson Act contract, for which the enrolled lands contain a combination of Prime, Non-Prime, Open Space Element, or other contracted or enrolled lands not yet delineated by the County.

The General Plan EIR found that impacts related to the loss of land under Williamson Act contracts will be significant and unavoidable. As stated in the General Plan EIR, Williamson Act contracts would require cancellation or non-renewal prior to any urban development. The proposed Housing Element does not propose the re-zoning or re-designation of the Inventory Site currently enrolled, and is therefore within the scope of the analysis in the General Plan EIR. Therefore, implementation of the proposed Housing Element and the potential future cancellation of the Williamson Act contract on this Inventory Site will not result in increased impacts than were already contemplated in the General Plan EIR. Further, General Plan Land Use and Urban Form Element Goal 1 Policy 3 requires coordination to protect agricultural lands within the greenbelt area from being developed. Implementation includes creating a strategy for the purchase of development rights and the creation of agricultural preservation easements. Goal 2 requires the reduction of urban sprawl and the focus of development inward. Goal 2 Policy 2 encourages the planning of unincorporated areas within the SOI for continued agricultural use until development is immanent. Implementation includes the encouragement of contiguous land use where possible, concentrating development on “in-fill” vacant lands. In addition, a “Right-to-Farm” notice shall be on the deeds of all new development upon annexation to the City. Therefore, implementation of the proposed Housing Element will not result in increased impacts as analyzed in the General Plan EIR. Impacts related to the loss of land under Williamson Act contract will be less than significant.

**C-D) No Impact.** Public Resources Code Section 12220(g) identifies forest land as ‘land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.’ There is no forest land located on or in the vicinity of any proposed Inventory or Potential Sites. Forest land, regardless of its productive capabilities or management potential as a resource, is important to the regional and global environment. Forests provide watershed stability, wildlife shelter and habitat, oxygen, soil nutrients, and carbon dioxide sinks, serving as a multi-faceted and integral part of the broader ecosystem. Considering that the proposed Housing Element will not result in direct loss or substantial changes to the National Forest of Forests, no impacts will result.

**E) Less than Significant Impact.** As discussed above, there is no forest land within the Planning Area or on the Inventory or Potential Sites. However, important farmland and/or Williamson Act Contracted properties are located on Inventory and/or Potential Sites. As discussed above, General Plan Land Use and Urban Form Element Goal 1 Policy 3 requires coordination to protect agricultural lands within the greenbelt area from being developed. Implementation includes creating a strategy for the purchase of development rights and the creation of agricultural preservation easements. Goal 2 requires the reduction of urban sprawl and the focus of development inward. Goal 2 Policy 2 encourages the planning of unincorporated areas within

<sup>5</sup> California Department of Conservation. Fresno County Williamson Act FY 2012/2013 Sheet 2 of 2.

the SOI for continued agricultural use until development is immanent. Implementation includes the encouragement of contiguous land use where possible, concentrating development on “in-fill” vacant lands. In addition, a “Right-to-Farm” notice shall be on the deeds of all new development upon annexation to the City. Considering that the proposed Housing Element will not result in the direct conversion of agricultural or forest land to non-agricultural or non-forest uses, impacts will be less than significant.

### 3. 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:

|   | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| A) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A-C) **Less than Significant Impact.** The City of Sanger is located within the San Joaquin Valley Air Basin (Basin) that is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).<sup>6</sup> The SJVAPCD is located in California's Central Valley and is comprised of the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Due to meteorological, geographical, and topographical conditions in the Central Valley that result in a low tolerance for air pollution in the Basin, the Basin exhibits air pollution at levels comparable to that of the South Coast Air Basin despite the population of the Central Valley being ten times less than that of the greater Los Angeles region, demonstrating the unique air quality challenges faced by SJVAPCD. Future housing developed in accordance with the goals and policies of the Housing Element will have the effect of contributing incrementally to the mobile, energy, and area sources that cumulatively contribute to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that comprise the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that construction and operation of various uses within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts on the health of residents if it is determined that a project's individual contribution to cumulative air pollution levels is considerable by exceeding the annual emissions thresholds established by the SJVAPCD in its *Guidance for Assessing and Mitigating Air Quality Impacts* and, furthermore, would be determined to potentially conflict with implementation of the AQMP.<sup>7</sup> Criteria pollutants can directly damage the environment, both natural and man-made. Impacts to human health include a variety of acute and chronic respiratory illnesses.

<sup>6</sup> San Joaquin Valley Air Pollution Control District. About the District. [http://www.valleyair.org/General\\_info/aboutdist.htm](http://www.valleyair.org/General_info/aboutdist.htm) [November 16, 2015]

<sup>7</sup> San Joaquin Valley Air Pollution Control District. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 2015

The SJVAPCD *Guidance* identifies procedures for evaluating projects through a screening process that alleviates full air quality review where, based on analysis documented by the SJVAPCD, projects meeting certain criteria are determined to not have a substantial effect on air quality but cannot be found exempt from environmental analysis pursuant to CEQA. The SJVAPCD *Small Project Analysis Level* (SPAL) guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of dwelling units. The daily traffic generation screening threshold is established at 1,453 daily trips. Dwelling unit thresholds range from 152 units for single-family residential projects to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then afforded the Cursory Analysis Level (CAL) procedure that requires project-specific, quantitative emissions modeling that includes construction-related and operational criteria pollutant emissions, carbon monoxide hotspot screening and/or modeling, and assessment of hazardous air pollutant emissions before determining if mitigation is required. The CAL process is generally applicable to projects that do not require an Environmental Impact Report (EIR) and are not subject to the Full Analysis Level (FAL) process as such.

Development of future housing will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits. Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required. The General Plan EIR has incorporated mitigation measures to reduce the impact of construction and operational air emissions within Sanger. Mitigation measures include, but are not limited to, compliance with District rules during construction, minimization of regional and area source emissions through use of energy-efficient lighting, and reduction of vehicle miles traveled through encouragement of alternative modes of transportation, availability of services in employee centers, and development of pedestrian-enhancing infrastructure.

In addition, future development of the proposed Inventory and Potential Sites will be subject to the Goals and Policies of the General Plan and will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA. Impacts related to implementation of the proposed Housing Element will be less than significant.

**D) Less than Significant Impact.** Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Each of the residential Inventory and Potential Sites is surrounded by residential uses and the mixed-use Inventory and Potential Sites are surrounded by residential and commercial use. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants that could have an effect on the environment such that potentially significant impacts will occur. According to the EPA, there is one toxic air emitter within the City of Sanger. Algonquin Power Sanger, LLC, located at 1125 Muscat Avenue, is a wood product manufacturer.<sup>8</sup> According to the EPA, this facility emits carbon monoxide, nitrogen dioxide, and volatile organic compounds and is in compliance with applicable regulations. None of the Inventory or Potential Sites are located within 0.25 mile of this facility. Impacts to sensitive receptors will be less than significant.

**E) Less than Significant Impact.** Residential land uses do not generate objectionable odors that could impact a substantial number of people; therefore, future housing development will not result in effects related to odors that could impact a substantial number of people. There are no sources of objectionable odors located in the vicinity of any Inventory or Potential Site identified in the proposed Housing Element. Impacts will be less than significant.

---

<sup>8</sup> Environmental Protection Agency. Envirofacts. Algonquin Power Sanger, LLC.  
[http://ofmpub.epa.gov/enviro/multisys2\\_v2.get\\_list?facility\\_uin=110043805790](http://ofmpub.epa.gov/enviro/multisys2_v2.get_list?facility_uin=110043805790) [December 10, 2015]



#### 4. BIOLOGICAL RESOURCES

Would the project:

|  | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

A) **Less than Significant Impact.** According to the CNDDDB database, there have been recorded occurrences of two special-status animal species within the general vicinity of the Planning Area.<sup>9</sup> There were recorded occurrences of San Joaquin kit fox and valley elderberry longhorn beetle within the Planning Area. The San Joaquin kit fox is found in grasslands or grassy open stages with scattered shrubby vegetation. Valley elderberry longhorn beetle is found in elderberry shrubs and is usually found in Central Valley riparian habitats. According to the General Plan EIR, the City provides marginal to entirely unsuitable habitat for special status plant and animal species. Construction of future housing on the Inventory and Potential Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm or habitat loss. The impacts that can result due to harm or loss of sensitive species are most easily understood as the results of upsetting a piece

<sup>9</sup> California Department of Fish and Wildlife. California Natural Diversity Database. CNDDDB Maps & Data. RareFind 5

of an intricately balanced and interdependent ecology that can result in cumulative impacts on other species, including humans, as the ecosystem adjusts to environmental pressures such as imbalances in predator and prey ratios or further loss or changes in habitat as species adjust.

General Plan Conservation Element Goal 5 requires the protection, preservation, and enhancement of vegetation and wildlife habitat within Sanger. Implementation of this Goal includes the preservation of areas defined as natural habitat for rare and endangered animal and plant species consistent with State and federal endangered species laws. Further, future projects will be subject to the City's development review process where appropriate mitigation will be incorporated to maintain areas of sensitive environmental habitat. General Plan EIR Biological Resources Mitigation Measure 3 requires that prior to construction of new development, preconstruction surveys for special status species be prepared if they are deemed necessary. A mitigation plan must also be prepared in consultation with the California Department of Fish and Wildlife. The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites and does not propose any Inventory Sites that were not previously analyzed in the General Plan EIR; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis certified in the General Plan EIR. Potential development of Potential Sites may result in impacts to special status species if suitable habitat exists due to the potential increase in residential densities to be allowed. However, as stated above, the City contains marginal to entirely unsuitable habitat for special status plant and animal species. Future development of the Inventory and Potential Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Impacts will be less than significant with incorporation of previous mitigation and General Plan Goals and Policies.

**B-C) Less than Significant Impact.** According to the National Wetlands Inventory, riparian and wetlands are located along the Kings River corridor and the Fowler Switch Canal. None of the Inventory or Potential Sites are located along the Kings River Corridor. However, Potential Site Groups 21 and 25 are located adjacent to the Fowler Ditch Canal.<sup>10</sup> These resources are sensitive due to the important habitat they provide for a variety of species and their role in the natural treatment and conveyance of water. Future development of these sites could result in direct effects to these resources through habitat removal or the disruption of the resource's natural function, or indirectly by generating noise, lighting, urban runoff, and other activities that could result in effects on how the resource is used by species. Potential impacts are similar to those resulting from effects on sensitive species, namely upset to the ecosystem due to changes in the balance of species and habitat.

The Fowler Ditch Canal was built in 1883 followed by a series of branches to form a canal system to deliver water to adjacent agricultural users.<sup>11</sup> The General Plan EIR does not identify any species along the Fowler Ditch Canal that will be impacted by build out of the General Plan. The proposed Housing Element will not result in direct removal, filling, or hydrological interruption of the Fowler Ditch. Therefore, potential impacts to protected wetlands as defined by Section 404 of the Clean Water Act will be less than significant.

**D) Less than Significant Impact.** A regional wildlife movement corridor exists along the Kings River riparian corridor and potentially along the Fowler Ditch Canal. Potential Site Groups 21 and 25 are located adjacent to the Fowler Ditch Canal. General Plan Conservation Element Goal 5 Policy 1 requires the preservation and enhancement of intact habitat as high priority. Natural vegetation is encouraged along irrigation ditches and drainages. In addition, General Plan Policies discussed above will reduce potential impacts of new development on these corridors; therefore, less than significant impacts will occur as a result of development of any Inventory or Potential Site. All linear water bodies serve as corridors for terrestrial and aquatic species to migrate, and other water bodies can serve as nodes along the Pacific Flyway that accommodate the seasonal movement of avian species between Canada and South America. Wildlife corridors and the movement of animals are important in maintaining genetic diversity, accommodating mating patterns, and ensuring that seasonal behavior is not interrupted. As discussed in Issue 4.B-C, future development of Inventory and Potential Sites will not result in significant impacts to any creeks, rivers, or other water bodies with incorporation of General Plan Policies, thus, creeks, rivers, and the like will remain open as wildlife corridors. Impacts will be less than significant.

---

<sup>10</sup> U.S. Fish and Wildlife Service. National Wetlands Inventory. Wetlands Mapper. <http://www.fws.gov/wetlands/Data/Mapper.html> [December 11, 2015]

<sup>11</sup> U.S. Department of Agriculture. Irrigation Investigations in California. 1901

E) **No Impact.** The City of Sanger has not adopted local ordinances or regulations pertaining to biological resources; therefore, implementation of the proposed Housing Element will not conflict with any locally adopted ordinance or regulation. No impact will result.

F) **No Impact.** The Planning Area is not located within a Natural Community Conservation Plan (NCCP). The Planning Area is located within the boundaries of the Pacific Gas and Electric Company (PG&E) San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP). PG&E's service area encompasses approximately 70,000 square miles in 48 of the 58 counties in California. The HCP addresses small-scale temporary effects due to operation and maintenance of the service area that are dispersed over a large geographic area. The activities covered in the HCP include two categories of activities for which PG&E requests take authorization conducted in accordance with CPUC requirements: operation and maintenance activities and minor construction activities. Although the City is located within the HCP boundary, the HCP covers only PG&E-related operation and maintenance and construction activities and does not cover any other facilities or activities. Therefore, implementation of the proposed Housing Element will not conflict with the intent of the HCP. No impact will occur.

## 5. CULTURAL RESOURCES

Would the project:

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| A) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?              | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/> |
| D) Disturb any human remains, including those interred outside of formal cemeteries?                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**A) Less than Significant Impact.** According to the General Plan, portions of the Planning Area contains the Southern Pacific Railroad right-of-way and 40-50 block town center are most likely to have historic properties significant to the history of the City. Additionally, the Fresno County Historic Landmarks and Records Advisory Commission has identified and designated: the Sanger Depot Museum (1888), the Sanger Women's Club (1912), the First United Methodist Church (1921), and the Frankenau Residence (1892) as historic sites. These historic properties will are not located on the Inventory or Potential Sites identified by the proposed Housing Element. Historic resources are important to the knowledge of the past of California and the region while forming a portion of the character of the City that creates a sense of place and identity. Effects that result in the loss of historic structures, properties, or districts can result in impacts that include the loss of cultural identity, loss of unique engineering, architectural, or artistic works, and loss of unique, irreplaceable components of the sense of place that forms a cultural environment. General Plan Conservation Element Goal 6 Policy 2 requires the designation, preservation, and enhancement of cultural structures and landmarks contributing to the cultural, historic, and architectural character. Implementation of this Policy includes supporting the efforts of Fresno County Historic Landmarks and Records Advisory Commission and other relevant organizations. Various historical and educational societies improving the public's recognition of its cultural heritage shall also be encouraged. The protection of historical resources will also be implemented during development by requiring structures over 50 years in age to be analyzed to determine its historic value. Feasible mitigation will be implemented and must be fully enforceable through permits, conditions, agreements, or other measures. With implementation of General Plan Conservation Element Goals and Policies, impacts will be less than significant.

**B) Less than Significant Impact.** According to the General Plan, one prehistoric archaeological site has been recorded within or adjacent to the Planning Area to date. Another archaeological site has been recorded adjacent to the Planning Area. Changes in the ground surface from agricultural practices have obscured surface evidence, but significant or buried remains and archaeological materials may be present almost anywhere in the Planning Area.

Similar to potential impacts resulting from the effects of future housing development on historical resources, impacts to archaeological resources can result in the loss of information important to the history (and potentially the pre-history) of California and the people who created and/or used the materials. The potential for uncovering significant resources at Inventory and Potential Site locations during construction activities is unknown given that only two prehistoric resources have been discovered and/or recorded previously. In the unlikely event that archaeological resources are uncovered, implementation of General Plan Policies will ensure that covered resources are recorded, evaluated, left in place if possible,

and/or curated as recommended by a qualified professional archaeologist who meets the U.S. Secretary of Interiors Qualifications and Standards. General Plan Conservation Element Goal 6 Policy 1 requires the identification and protection of cultural and archaeological resources. Consultation with State and Federal agencies and Native American organizations should be consulted when evaluating a cultural or archaeological resource. General Plan Conservation Element Goal 6 Policy 3 ensures protection of archaeological resources during construction. The extent of on-site archaeological resources should be evaluated, assessed, and preserved whenever possible. With implementation of General Plan Conservation Element Goals and Policies, impacts to archaeological resources will be less than significant.

**C) Less than Significant Impact with Mitigation Incorporated.** According to the General Plan EIR, there are no identified geological resources and/or unique geological features located within the Inventory or Potential Sites. The eastern portion of the Planning Area is more likely to exhibit paleontological resources than the western portion due to the presence of a permanent water source and river erosion.

The potential for uncovering significant paleontological resources at the Inventory and Potential Sites during construction activities is unknown given that no such resources have been previously discovered and/or recorded. In the unlikely event that paleontological resources are uncovered, Mitigation Measure C-1 is incorporated to ensure that uncovered paleontological resources are evaluated, salvaged, and curated as recommended by a qualified professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology. Impacts to buried paleontological resources will be less than significant with mitigation incorporated.

#### **Mitigation Measure**

**C-1** Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

**D) Less than Significant Impact.** Future development of the proposed Inventory and Potential Sites that require site preparation and earthmoving activities have the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Construction activities that result in disturbing or destroying human remains could result in impacts to our knowledge of the burial practices of the people who were buried, the people who buried the remains, and the pre-historic or historic context and circumstances under which the buried became deceased. Should human remains be discovered, the contractor is required to comply with State Health and Safety Code §7050.5. This requires halting work in the immediate area of the find and notifying the County Coroner, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, the Coroner is required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Implementation of existing regulations will ensure that any discovered remains are appropriately collected and examined for any significant information that can be elicited. Potential impacts due to effects on human remains will be less than significant with implementation of existing regulations.

## 6. GEOLOGY AND SOILS

Would the project:

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                |  |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

A, C-D) **Less than Significant Impact.** According to the General Plan EIR, potentially hazardous geological and soils conditions occur in the Planning Area that include fault rupture, severe seismic activity, liquefaction, collapse, lateral spreading, and landslides. According to the General Plan EIR, the City of Sanger is not within an area that is susceptible to ground settlement or subsidence. Development sites subject to one or more of these conditions can have the effect of disturbing or destabilizing geologic units or soils such that hazards or hazardous conditions are initiated, thereby resulting in potential impacts to properties in vicinity of the project. Potential impacts to properties within the vicinity and inclusive of the development include property destruction, injury, and loss of life depending on the severity of the impact. Geological and soils hazards of concern are summarized below as described in the Fresno County General Plan EIR, supplemented by additional data.<sup>12</sup>

<sup>12</sup> Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

- ^ **Fault Rupture:** There are active and potentially active faults within and adjacent to Fresno County. Faults within Fresno County and major active and potentially active faults in the region are described in Section 14.3 of the County's General Plan EIR. The Nunez and Ortigalita faults are located near Coalinga and Panoche in the West Valley and have been designated Alquist-Priolo Earthquake Fault Zones (EFZ). An active fault may pose a risk of surface fault rupture. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. Fault rupture typically follows preexisting faults and the rupture may occur suddenly during an earthquake or slowly in the form of a fault creep.
- ^ **Seismic Groundshaking:** Most of Fresno County east of Interstate 5 (I-5) is located in Seismic Zone 3 pursuant to the California Building Code. Areas in the Coast Range and foothills and an area along the Fresno County-Inyo County boundary are located in Seismic Zone 4. Groundshaking is the primary seismic hazard in Fresno County, because of the seismic setting and record of historical activity. Urbanized locations in the East Valley, West Valley, and Sierra Nevada Foothills are subject to less intense seismic effects than locations in the Coast Range Foothills and Sierra Nevada Mountains.
- ^ **Liquefaction:** Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged groundshaking. Areas most prone to liquefaction are those where the water table is less than 30 feet below the surface and consist of relatively uniform sands that are loose to medium density. No specific County-wide assessments to identify liquefaction hazards have been performed. Areas where groundwater is less than 30 feet below the surface occur primarily in the Valley region; however, soil types in the area are not conducive to liquefaction because they are either too coarse or too high in clay content. Areas subject to 0.3 g-force (g) acceleration or greater are located in a portion of the Sierra Nevada along the Fresno-Inyo County boundary and along the Coast Range foothills in western Fresno County. Conversely, the depth to groundwater in these areas is greater than in the Valley, minimizing liquefaction potential. Lateral spreading, as the name suggests, is typically a liquefaction-related condition where the ground slides down a gentle slope or toward the banks of a linear water feature located on a buried liquefied layer.<sup>13</sup> No specific County-wide effort to identify liquefaction hazards has been performed. In addition, the Planning Area is not mapped by the California Department of Conservation. According to the General Plan EIR, there is no indication of liquefaction within the City.
- ^ **Landslide:** Areas in Fresno County prone to landslides that are populated are located in the foothill and mountain areas where fractured and steep slopes are present such as in the Sierra Nevada, where less consolidated or weathered soils overlie bedrock as in the Coast Range, or where inadequate ground cover accelerates erosion.<sup>14</sup> There is no risk of large landslides in the Valley area of the County due to its relatively flat topography; however, the potential for small slides and slumping exists along the steeper banks of river or creeks in the Valley. Risks from landslides are minimal due to the relatively flat topography of Sanger.
- ^ **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential defined by the relative volume change in soil while gaining in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. Soils exhibiting a high to moderately high shrink-swell potential generally occur in a linear, northwest-trending area generally parallel to the Friant-Kern Canal foothills in Kings Canyon National Park of the Sierra Nevada and along Fresno Slough from Madera County to Kings County. Investigations conducted under the auspices of the Natural Resource Conservation Service (NRCS) for the Westlands Water District have identified areas of expansive soils generally parallel the San Luis Drain.

Future housing developed pursuant to the policies of the proposed Housing Element will be subject to the requirements of the California Building Code (CBC) as adopted by the City, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure project sites are made suitable for building construction, particularly in regard to foundation design. Typical foundation design requirements to prevent failure due to the effects of geological hazards include post-tensioning due to lateral spreading/collapse, installation of piles due to liquefaction, dewatering or pre-saturation

<sup>13</sup> United States Geological Survey. *San Francisco Bay Region Geology and Geologic Hazards. About Liquefaction.* [www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq](http://www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq) [March 1, 2010]

<sup>14</sup> Ibid 8

due to expansive soils, and installation of geomats due to landslides. Foundation and structural design for proposed development of the Inventory and Potential Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the City. Impacts due to geological and soils hazards will be less than significant.

**B) Less than Significant Impact.** Natural forces, both chemical and physical, are continually at work breaking down and moving rocks, minerals, and soils. Erosion poses environmental hazards through the effect of removing soils that can undermine roads and buildings and destabilize slopes. Erosion can also result in environmental damage by depositing soils in reservoirs, lakes, and drainage structures that can result in impacts to wildlife and human health by changing the ecological properties or the physical boundaries of the water body or drainage control device. In the eastern Fresno County area, soils exhibiting moderately high to high erosion potential are located in the Sierra Nevada and its foothills, generally coinciding with slopes that exceed 30 percent, although most areas are not substantially populated. Within the Valley, erosion is generally not problematic except for areas containing *Rossi* soils east of the Fresno Slough. Severe erosion potential has also been identified along the San Joaquin River Bluff where widely spaced gullies have eroded soils from subsiding floodwaters that drain into the main flood control channel. In western Fresno County, most soils associated with the *Kettleman* series generally located west of I-5 in the Coast Range foothills could be subject to moderate to severe sheet and gully erosion potential. *Panoche* and *Panhill* soils are classified as exhibiting no erosion under natural conditions, but their physical properties are particularly susceptible to erosion as a result of human activity. These soils are located extensively throughout western Fresno County and are especially prevalent in areas of young alluvial fans. According to the General Plan EIR, the City requires the preparation of a grading plan which incorporates temporary stabilization measures to protect against erosion. Further, future developments on proposed Inventory and Potential Sites are subject to Federal and State regulations limiting erosion pursuant to NPDES requirements, and SJVSJVAPCD rules. Impacts will be less than significant.

**E) Less than Significant Impact.** Municipal Code Section 82-127 (Septic Tanks, etc., prohibited adjacent to sewers) prohibits the maintenance or use of any privy, privy vault, cesspool, septic tank, or any receptacle for disposing of sewage upon any property that is adjacent to or accessible to a public sewer. According to Municipal Code Section 82-133 (Extension of sewer lines to subdivisions within city) states that the City will extend sewer lines to subdivisions or plots within the City provided that the developer of said subdivision or plot deposits funds with the City Clerk in the amount of the estimated cost for such extension. Impacts will be less than significant.



## 7. GREENHOUSE GAS EMISSIONS

|  | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>             | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A-B) **Less than Significant Impact.** Climate change is the distinct change in measures of climate for a long time period. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e., changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes, raising livestock, and deforestation activities; and some agricultural practices.<sup>15</sup>

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP). The CCAP required the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of greenhouse gas emissions and resulting cumulative impacts due global climate change.<sup>16</sup> On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to normalize the effects resulting from project-specific greenhouse gas emissions that contribute to global climate change during the environmental review process, as required by CEQA.

<sup>15</sup> United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics*. April 2009.

<sup>16</sup> San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. [http://www.valleyair.org/Programs/CCAP/CCAP\\_menu.htm](http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm) [November 17, 2015]

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program as promulgated by the SJVAPCD. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions as compared to future conditions under which the project is operated without GHG reduction methods (known as the Business-as-Usual, or BAU, baseline) is required to find that a project would contribute inconsiderably to cumulative global climate change conditions and the resulting impacts to the environment. The guidance does not limit a lead agency's authority to establish its own process for determining the significance of impacts resulting from global climate change or the projects contribution to those impacts.

## **CONSTRUCTION EMISSIONS**

Future development proposed on Inventory and Potential Sites will result in short-term greenhouse gas emissions from construction activities. Greenhouse gas emissions would be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions would also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD Guidance does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

## **LONG-TERM EMISSIONS**

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO<sub>2</sub>, with minor emissions of CH<sub>4</sub> and N<sub>2</sub>O. The most significant GHG emission from natural gas usage would be methane. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance would result primarily in emissions of carbon dioxide. Disposal of solid waste would result in emissions of methane from the decomposition of waste at landfills, coupled with CO<sub>2</sub> emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Future housing will be constructed on undeveloped and currently developed, underutilized properties. GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels that will not be considered cumulatively considerable in the context of global climate change and resulting impacts. Some projects may be required to identify a GHG emissions inventory using regulatory and industry standard methodologies and measures to reduce emissions by 29 percent from BAU levels. GHG reduction measures identified in the Guidance documentation are categorized bicycle/pedestrian/transit, parking, site design, mixed-use, building component, transportation demand, and miscellaneous, each addressing the various operational sources of GHG emissions that are generated by development. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

## 8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| E) 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"/> |
| F) 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"/> |
| G) 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"/> |
| H) 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

A-D) **Less than Significant Impact.** Residential and mixed-use housing development do not cause or contribute substantially to potential hazards to the public or the environment because these uses do not involve the use, transport, or disposal of appreciable amounts of hazardous materials or wastes. For purposes of the following analysis, a “significant hazard to the public or the environment” is characterized by the effects of exposure to hazardous materials and/or wastes from a facility or facilities that are subject to operations-specific federal, state, regional, or local regulations and implementation processes (including permitting, accident contingency, and clean-up requirements) based on the amount of material or waste

undergoing use, transport, or disposal and the resulting impacts to human health or ecosystem functions. Residential uses are characterized by the use of common, widely available hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials are not subject to federal or state permitting at the consumer level and it is reasonably foreseeable that upset and accident conditions cannot be met by the use, transport, and disposal of such materials and wastes from future residences. Consumer-level household hazardous materials and wastes are not subject to federal or state permitting by the consumer, and their use is at such levels as to not have the potential to result in risk of upset or accident that could harm a substantial number of people, including children attending schools in the area, or have a substantial effect on the functions of the local or regional ecosystem.

**Hazardous Sites:** The proposed Inventory and Potential Sites are not listed as hazardous waste and substances sites, leaking underground storage tank sites, solid waste disposal sites, hazardous waste facilities subject to corrective action, or sites regulated by the Regional Water Quality Board.<sup>17</sup>

**Materials and Wastes Transport:** According to the General Plan EIR, hazardous materials pass through the City in route to other destinations via rail and surface street system. The major transportation routes through the City include the surface street system and the San Joaquin Valley Railroad (SJVRR) rail line. Primary truck routes in the City include Academy Avenue, Annadale Avenue, Bethel Avenue, California Avenue, Central Avenue, Jensen Avenue, Muscat Avenue, North Avenue, Newmark Road, 10<sup>th</sup> Street, J Street, K Street, and L Street. Inventory Group Site 16 is located along Annadale Avenue, Inventory Site Groups 2, 10 and 18 and Potential Site Group 28 is located along Bethel Avenue, Inventory Site Group 6 and Potential Site Groups 25 and 26 are located along Jensen Avenue, Inventory Site Group 18 and Potential Site Group 29 are located along North Avenue, Inventory Site Group 17 is located along J Street, Inventory Site Group 9 is located along K Street, and Inventory Site Groups 9 and 13 and Potential Site Group 27 are located along L Street. The Union Pacific Railroad (UPRR), provides freight and commuter rail service to Sanger and traverses Sanger north-south between Academy Avenue and L Street. Inventory Site Groups 9, 13, 15, and 17 and Potential Site Groups 21, 27, and 30 are in close proximity to the UPRR. While train derailment can occur at any time, it is during an earthquake that a derailment and hazardous materials release would pose the greatest risk of hazards. The City has no direct authority to regulate the transport of hazardous materials on local and regional roadways or railways; however, under upset and accident conditions, it is reasonably foreseeable that most of the spill would be contained within the right-of-way of a roadway with minimal chance of hazardous materials or wastes reaching adjacent homes. On the other hand, it is reasonably foreseeable that train derailment would result in extensive impacts to adjacent residents as the train and multiple train cars leave the tracks and violently careen with the adjacent environment. Transportation of hazardous materials and wastes by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. Although there is some reasonably foreseeable potential for exposure of future residents to hazardous materials and wastes under upset and accident conditions, federal and state regulations are in place with a focus on prevention of accidental releases and measures for appropriate containment and cleanup when accidents occur.

**Facilities:** According to the EPA, there are 18 small quantity generators (SQG) and one large quantity generator (LQG) of hazardous wastes operating within and adjacent to the Planning Area.<sup>18</sup> SQGs include: Prudential Overall Supply (located at 1260 North Avenue), General Cable Industries, LLC. (located at 1075 North Avenue), Valley Exchange Parts Company (located at 1921 Cherry Avenue), Sanger Ford Mercury (located at 1703 Academy), Sanger Unified School District (located at 14<sup>th</sup> and Rawson), Walgreens (located at 2589 Jensen Avenue), Lovegren Motors (located at 730 O Street), Danny's Cleaners (located at 719 Academy), Sanger Ford Mercury (located at 77 Academy), Olson Auto Body (located at 107 Academy),

---

<sup>17</sup> California Environmental Protection Agency. Cortese List Data Resources. <http://www.calepa.ca.gov/SiteCleanup/CorteseList/> [December 7, 2015]

<sup>18</sup> United States Environmental Protection Agency. Envirofacts. <http://iaspub.epa.gov/enviro/find.html?zipcode=sanger%2C+ca&x=0&y=0> [December 10, 2015]

Sanger General Hospital (located at 2558 Jensen Avenue), City of Fresno Fleet Management (located at 2175 6<sup>th</sup> Street Building F), Sanger Nursery (located at 2720 Jensen Avenue), Rite Aid (located at 2680 Jensen Avenue), M&P Auto Center (located at 2740 Jensen), Kmart (located at 2761 Jensen Avenue), Circle K (located at 2585 Jensen Avenue), and Amfac Fluid Power (located at 2563 South Sarah Avenue). The LQG is CVS Pharmacy (located at 333 Academy Avenue). SQGs generate more than 100 kilogram of hazardous waste and less than 1,000. LQGs generate more than 1,000 kilograms of hazardous waste per month or more than one kilogram per month of acutely hazardous waste. Both the federal government and the State of California require all businesses that handle hazardous materials or extremely hazardous materials to submit a business risk management plan to the local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City is the County's Environmental Health department. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a significant release of a hazardous material. Implementation of federal and state requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided.

General Plan Land Use and Urban Form Element Policy 6 requires the development and occupancy of the Southeast Specific Plan Industrial Park to prevent land use conflicts between adjacent land uses. Implementation includes the maintenance of an industrial buffer in proximity to residential land uses and where feasible, the use of hazardous materials and airborne chemicals are to be prohibited within 1,000 feet of residential areas. Considering the preceding analysis, the proposed Housing Element will not result in effects from the use, transport, or disposal of hazardous or acutely hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations, standards, and General Plan Policy. Impacts will be less than significant.

**E-F) No Impact.** There are nine public and private airports within Fresno County.<sup>19</sup> The public airports are Fresno-Yosemite International Airport, Fresno Chandler Downtown Airport, Coalinga Airport, Firebaugh Municipal Airport, Mendota Municipal Airport, and Reedley Municipal Airport. The private airports are Harris Ranch Airport, Selma Aerodrome, and Sierra Sky Park Airport. Specific land use policy plans have been developed for Fresno-Yosemite International, Fresno Chandler Downtown, Coalinga, Harris Ranch, and Sierra Sky Park Airports. A single land use policy plan has been prepared for Firebaugh, Mendota, Reedley, and Selma Aerodrome.

Airport safety issues and their connection with land use planning are generally associated with hazards posed by departing and landing aircraft crashes and the effects those crashes could have on uses and people on the ground. Development within the approach and departure zones of an airport or airstrip are subject to the effects of potentially widespread, although rare, aircraft crashes; therefore, the denser the development and population within these zones, the greater the risk of impacts to human health. Aircraft crashes can result in the substantial loss of property and life depending on the size of the aircraft, its velocity, the pitch, yaw, and roll at the moment of impact, and the type of cargo it is carrying. Development within the vicinity of an airport can result in increased potential for impact due to height, glare, and electronic interference that can disrupt flight patterns and pilots operating out of the airport.

The Airport Land Use Commission (ALUC) is responsible for ensuring that development within the vicinity of an airport does not cause undue risk to airport operations or the safety of persons on the ground. The commissioners represent the county, its cities, and the public. Legislation passed in 1982 established a direct link between airport land use plans and the land use plans and regulations adopted by cities and counties, as established in California Public Utilities Code Section 21676. In accordance with this legislation, the ALUC must review the general and specific plans of local jurisdictions for consistency with the county's airport comprehensive land use plan (CLUP). Primary and Secondary Review Areas must be identified for each facility. Projects proposed within the geographic boundaries of the Primary Review Area are referred to the ALUC for review and evaluation. Within the Secondary Review Area, only those projects involving a structure or other object with a height that would exceed that permitted under adopted land use zoning would be referred to the ALUC for review. Sanger is not located within two miles of any airport and is not located within any airport land use plan. No impact will result.

<sup>19</sup> Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

G) **No Impact.** The City has prepared an Emergency Operations Plan that is in compliance with the Fresno County Operational Master Emergency Services Plan. The purpose of the Emergency Operations Plan is to respond to emergency situations with a coordinated system of emergency service providers and facilities. The Emergency Operations Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, terrorist activities, and war-related operations. The Plan is designed to include the City as part of a county and statewide emergency management system. The Plan also addresses evacuation and movement of people in the event of an emergency. It should be noted that the Emergency Operations Plan is decidedly flexible in order to respond to the inherent chaos associated with disasters in a manner that is coordinated but responsive to the immediate needs of the situation. The proposed Housing Element does not include any land use, circulation, or safety changes that could conflict with implementation of the Emergency Operations Plan or other emergency response programs. No impact will occur.

H) **Less than Significant Impact.** Fresno County is most prominently subject to wildland fires west of Interstate 5 and east of Clovis and Sanger in approach to the Sierra Nevada.<sup>20</sup> Agricultural lands surrounding the city of Sanger have a low level of wildland fire hazard due to low fuel load. In addition, the threat of wildland fire within the urbanized areas of the city is low. Wildland fires can result in loss of property and life when coming in contact with developed areas. Wildland fires can also result in dramatic effects to the wildlands from whence they came. Future development within Very High Fire Hazard Severity Zones (VHFHSZ) is required to be constructed pursuant to California Building Code (CBC) Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure). Development within the local agency VHFHSZ is considered to be located in the wildlands-urban interface (WUI) and requires special construction in order to protect life and property by increasing the ability of a building to resist intrusion of flames or burning embers projected by a vegetation fire, and conflagration losses. The CBC focuses on the construction and materials used in roofs, attic ventilation, exterior walls, decking, floors and underfloors, and ancillary buildings, structures, and appendages. Implementation of these requirements will ensure that future housing with the WUI is constructed to withstand wildland fires, thereby minimizing any associated impacts. Impacts will be less than significant with implementation of existing regulations.

---

<sup>20</sup> California Department of Forestry and Fire. Fire Hazard Severity Zone Map. 2007/2008

## 9. HYDROLOGY AND WATER QUALITY

| Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F) Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| J) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**A) Less than Significant Impact.** The City of Sanger, along with several other cities within Fresno County is a joint permittee under the Phase II Small MS4 General Permit issued by the Central Valley Regional Water Quality Control Board (RWQCB) Water Quality Order 2013-0001-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit

CAS000004. The Order prohibits polluted storm water and non-storm water discharges into the storm drain system, identifies receiving water limitations on constituent loading, and requires preparation of a Storm Water Quality Management Plan (SWQMP). The SWQMP is required for all MS4 permits to address prohibited discharges from construction, industrial and commercial, municipal operations through structural mechanisms and programs addressing illicit connections and discharges, public outreach and education, and land use planning to be measured against performance and effectiveness indicators during the mandatory annual review.

Housing is a common type of urban development and is addressed in the City waste discharge requirements for construction and operational sources of pollutants that can affect downstream surface water bodies by discharge into the local storm drain system. Discharge of pollutants into water bodies can result in effects on the beneficial uses of the water body. Beneficial uses include water for agricultural uses, special areas for biological resources, cold freshwater habitat, commercial and sport fishing, multitudes of habitats, freshwater replenishment sources, areas of artificial or natural groundwater recharge, water for industrial supply and process, water for domestic uses, waters used for navigation, areas where rare or endangered species could occur, fish spawning grounds, migration, shellfish harvesting, and recreational activities.<sup>21</sup> The resulting impacts due to effects on water quality and associated beneficial uses include disruption of the ecosystem due to the loss of habitat, potential harm or death to sensitive species, and a narrowing of migratory options and species' gene pools. Impacts to humans range from quality of life issues such as the loss of recreational waters to potential health impacts due to contamination of drinking water supplies and contamination of fish and other marine life farmed and sold for food. The proposed Housing Element does not include any policies or programs that would conflict with implementation of the NPDES program such that future residential development could result in exceedance of the waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and waste discharge requirements will be less than significant with implementation of existing permit regulations.

**B) Less than Significant Impact.** The proposed Housing Element can accommodate projected housing demand over the next eight years, which will require potable water for drinking, food preparation, cleaning, and bathing as well as water for landscape irrigation. Future housing will generate demand for water in addition to the demand of existing uses and the incremental increase in demand as growth occurs in the area; therefore, the future housing will contribute to cumulative, long-term increases in demand for groundwater and other water resources. The City is situated above the Kings Groundwater Basin where much of the groundwater supply is generated through recharge of the Basin via the Kings River. No imported water source is available and water supplies are limited to those within the watershed. The dependence on groundwater and the growth in water demand by urban and agricultural users has depleted groundwater resources in the Central Valley. Despite efforts to balance supply and demand, increased pumping during the irrigation season has resulted in seasonal and long-term declines in groundwater levels in some parts of the City. Beyond the potential loss of water for potable and non-potable uses, declines in groundwater can result in effects on the operation of water wells. Water wells are columns in the soil that can be dug by hand, created by driving a pipe through the soil, or drilled to the appropriate depth to extract groundwater where a pump is installed to force water closer to the surface. Declining groundwater levels can cause the water table to descend below a water well's pump intake, rendering the well incapable of drawing water. This problem is exacerbated where multiple wells are in proximity to each other, resulting in a cumulative drawdown of the water table that can result in multiple wells running dry. This can result in temporary water shortages and require the creation of new water wells and abandonment of the existing well, both of which require construction activities that can result in nominal impacts to the environment due to use of construction equipment, penetration of soils, concrete pouring, and worker vehicle trips. Water is essential to the proper function of an ecosystem and human life and activities; thus, water shortages can impact the health and well being of humans and the quality of the environment.

The General Plan EIR concluded that impacts to groundwater levels will be less than significant with implementation of mitigation because the sub-surface geologic conditions are favorable for continued withdrawal and there is sufficient groundwater capacity to serve anticipated growth. General Plan EIR Water Service Mitigation Measure 1 requires that projects

---

<sup>21</sup> Central Valley Regional Water Quality Control District. Water Quality Control Plan for the Sacramento and San Joaquin River Basins. 4<sup>th</sup> ed. September 1998



commit to a water conservation program including low-flow fixtures, water conserving landscaping of public spaces, and water efficient irrigation. General Plan EIR Water Service Mitigation Measure 2 requires that technical water supply information demonstrating adequate water supply for projects be submitted. General Plan Conservation Element Policies related to hydrology and water quality include the protection and preservation of water resources by requiring water conservation measures and the protection of water recharge areas. Future development of Inventory and Potential Sites will be subject to General Plan Policies and Mitigation Measures and environmental inquiry and possible project-specific environmental review pursuant to CEQA. The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites would remain within the scope of analysis in the General Plan EIR. However, the Housing Element identifies Potential Sites for rezoning and re-designation to allow greater residential densities which were not contemplated in the General Plan EIR. Future development of Potential Sites selected for rezoning and re-designated will be subject to General Plan Policies and Mitigation Measures including the demonstration of adequate water supply prior to approval. Considering the sub-surface geologic conditions are favorable for continued withdrawal, there are sufficient groundwater supplies to serve anticipated growth in the region, and groundwater recharge will continue via storm drains and unlined canals, impacts related to the decline in groundwater levels will be less than significant.

**C-E) Less than Significant Impact.** Future development of housing will occur on currently or previously developed sites and undeveloped sites. Development on currently or previously developed sites is unlikely to substantially change the hydrological conditions of the site that was undoubtedly graded and engineered to convey on-site flows to local storm drains or water quality basins in accordance with the City standard requirements for drainage and flood control, as specified in Municipal Code Section 82-166 and 82-167. Development on previously undeveloped sites may result in more substantial changes to the site topography and drainage conditions as cut and fill activity occurs to balance the site for building construction. The concern with changes in on-site drainage is the potential for flooding, erosion, siltation, pollutant loading, and exceedance of storm drain capacity due to the lack of or improperly designed conveyance of runoff. The effects of changes in drainage patterns can result in impacts to human health and quality of life and the environment through damage or destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and storm water backup that can result in similar types of flooding impacts.

According to the General Plan EIR, implementation of General Plan Conservation Element Goal 3 requires the collection and conveyance of storm water in a manner that least inconveniences the public, resources, and prevents potential water-related damage. Policy 3 requires the improvement of runoff quality from urban and suburban development through the use of appropriate and feasible mitigation measures or best management practices (BMP). BMPS include, but are not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, filtering equipment, and emergency containment berms or structures. Implementation of this Goal includes the maintenance of storm drainage facilities. Impacts due to the effects of changes in drainage patterns will be less than significant with implementation of existing regulations and General Plan Policies.

**F) No Impact.** No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

**G-H) Less than Significant Impact.** According to the Federal Emergency Management Agency (FEMA), portions of Inventory Site Group 9 and 13 and Potential Site Groups 27 and 28 are located within a 100-year flood hazard area.<sup>22</sup> The western portions of Inventory Site Groups 9 and 13 and the entirety of Potential Site Group 27 are located in Zone AO and may be subject to flood depths of one to three feet. The southern portion of Potential Site Group 28 is located in Zone A, where base flood elevations have not been determined. Article V (Provisions for Flood Hazard Reduction) Section 34-75 (Standards of Construction) provides standards related to construction within a flood zone. All construction materials used must be flood resistant as specified in FEMA technical bulletin TB 2-03, construction methods must minimize flood damage, and adequate

<sup>22</sup> Federal Emergency Management Agency. Flood Map Service Center. Map 06019C2155H and Map 06019C2160H. <https://msc.fema.gov/portal/search?AddressQuery=parlier%2C%20ca> [December 11, 2015]

drainage paths around structures on slopes to guide flood waters around and away from structures must be installed. Residential construction within Zone AO must be elevated above the highest adjacent grade to height equal to or exceeding the specified flood depth or elevated at least two feet above the base flood elevation. Residential development within Zone A must be elevated to or above the base flood elevation. Application of flood-proofing strategies and elevation of residential structures will reduce impacts to less-than-significant levels.

I) **Less than Significant Impact.** According to Figure 9-8 of the Fresno County General Plan Background Report, development of housing within the city could occur within the flood inundation area of a dam or levee that could result in property damage and bodily injury or death due to the sudden nature of the release of floodwater during a failure and the resulting depths and velocities.<sup>23</sup> Sources of flooding due to the failure of a dam or levee within the City include Kings River floodplain as a result of the failure of Pine Flat Dam.

The U.S. Army Corps of Engineers is responsible for conducting regular inspections and maintenance of the dam. The U.S. Army Corps of Engineers intends to identify and communicate any risk of dam failure well in advance of any potential event that could trigger a potential failure. Therefore, according to the General Plan EIR, risk of failure is considered to be low; therefore, impacts will be less than significant.

J) **Less than Significant Impact.** *Seiche* is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. Seiche can result in localized flooding that can result in property damage or personal injury. This could occur within an open reservoir, lake, or other large waterbody. The Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, significant impacts resulting from the effects of seiche will not occur.

A *tsunami* is a large wave that generates in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. Tsunami can result in significant property damage and loss of life due to the intense, destructive nature of the wave and the often-sudden occurrence with little chance for warning. The Planning Area is not subject to impacts from the effects of a tsunami because it is located over 100 miles inland of the Pacific Ocean.

A *mudflow* (or debris flow) is a rapidly moving slurry of water, mud, rock, vegetation and debris. Larger debris flows are capable of moving trees, large boulders, and even cars.<sup>24</sup> This type of failure is especially dangerous because it can move at speeds in excess of 10 miles per hour, is capable of crushing buildings, and can strike with very little warning. As with soil slips, the development of debris flows is strongly tied to exceptional storm periods of prolonged rainfall. Ground failure occurs during an intense rainfall event, following saturation of the soil by previous rains. Relatively small amounts of debris can cause damage from inundation and/or impact. The Planning Area is relatively flat, and risk of hazard due to mudflow is less than significant.

---

<sup>23</sup> Fresno County General Plan Background Report. Figure 9-8 . October 3, 2000

<sup>24</sup> California Geological Survey, CGS Note 33. Hazards from Mudslides.

[http://www.conservation.ca.gov/cgs/information/publications/cgs\\_notes/note\\_33/Pages/index.aspx](http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_33/Pages/index.aspx) [December 3, 2015]

## 10. LAND USE AND PLANNING

Would the project:

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) 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"/> |
| c) 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"/> |

A) **No Impact.** Communities form neighborhoods within a broader assemblage of land uses, acting as physically bounded and typically culturally and economically homogenous social networks that often define a person's local sense of place and help shape an individual's social and cultural perspective, particularly as a youth. Such communities typically are self-policing groups with internal codes of conduct and social norms that help define community character while ensuring individuals do not unduly upset the fabric and spirit that perpetuate the community in operating as a social unit. A significant impact would occur if proposed Inventory and Potential Sites are sufficiently large or configured in such a way so as to create a physical barrier within an established community. The proposed Housing Element identifies Inventory and Potential Sites throughout the city of Sanger. The Inventory Sites rely on existing land use designations to accommodate new residential and mixed-use development, and no changes are proposed. The Potential Sites have been identified as potential sites to rezone and re-designate to meet the remaining RHNA allotment for the City. No land use changes for the Potential Sites are proposed as part of the proposed Housing Element. The General Plan does not designate any established communities defined by a Specific Plan that would be affected by implementation of the proposed Housing Element; therefore, implementation of the proposed Housing Element will not create any physical barrier within the community. Furthermore, project implementation will not require new infrastructure systems such as roadways or flood control channels not already planned and previously considered. As such, the Housing Element update will not divide or disrupt neighborhoods or any other established community elements. No impact will occur.

B) **No Impact.** The Housing Element update sets forth policies to encourage housing development consistent with adopted land use policies established in the General Plan. No changes in land use or development intensities are proposed. However, the Potential Sites have been identified as potential sites to rezone and re-designate to meet the remaining RHNA allotment for the City. The potential rezone and re-designation of Potential Sites will increase residential densities for sites selected to be rezoned/re-designated. All application General Plan Goals and Policies and development guidelines will continue to guide development within the city. The Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area, as specified in the certified General Plan EIR. No impact will occur.

C) **No Impact.** Please see Section 4.F for a discussion of biological resources planning efforts and analysis of potential impacts related to the proposed Housing Element.

## 11. MINERAL RESOURCES

Would the project:

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| A) 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"/> |
| B) 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"/> |

A-B) **No Impact.** Fresno County has produced an abundance of minerals due to the wide variety of mineral resources that are present in the County.<sup>25</sup> Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone). The Fresno County General Plan Background report illustrates the general distribution of minerals throughout the County in Figure 7-7 (Mineral Resource Locations). It should be noted that the California Division of Mines and Geology (CDMG) has not performed a comprehensive survey of all potential mineral resource locations nor classified other locations within the County into Mineral Resource Zones (MRZ). Figure 7-13 of the Fresno County General Plan Background Report shows that properties located along the southeastern boundary of the city of Sanger may be located within close proximity to the MRZ-2 area surrounding the Kings River Corridor. MRZ-2 areas have adequate information that indicates the presence of significant mineral deposits. However, due to the developed nature of this portion of the City, standard mineral extraction practices are not compatible with existing uses. In addition, the General Plan EIR states that there are no locally important mineral resource recovery areas within the city. No impact will occur.

<sup>25</sup> Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

## 12. NOISE

Would the project result in:

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

A, C) **Less than Significant Impact.** To ensure that noise producers do not adversely affect sensitive receptors, the City of Sanger identifies land use compatibility standards within the General Plan to use for planning and development decisions. The City has not adopted an ordinance or regulation that otherwise addresses noise compatibility. Table 8 summarizes the City of Sanger's noise standards for various types of land uses according to the General Plan Noise Element. The standards represent the maximum acceptable noise level as measured at the property boundary, which are used to determine noise impacts. The General Plan Noise Element includes policies, standards, criteria, programs, diagrams, and maps related to protecting public health and welfare from excessive noise exposure. General Plan Goals and Policies together with Municipal Code Section 38-7.2(a)(18) (Nuisance) standards for noise control are incorporated into the land use planning process to reduce noise and land use incompatibilities.

**Table 8**  
**Maximum Acceptable Noise Levels - Transportation**

| <b>Land Use</b>                     | <b>Maximum Noise Level<br/>(dBA)</b> |
|-------------------------------------|--------------------------------------|
| Residential                         | 60                                   |
| Hotels and Motels                   | 60                                   |
| Hospitals Nursing and Personal Care | 60                                   |

*Source: City of Sanger. General Plan. Noise Element. November 2003*

## CONSTRUCTION NOISE

According to Section 38-7.2(a)(18) (Nuisance) of the Municipal Code, the operation of construction equipment or outdoor repair work on any building, structure, or other building or repair project is prohibited within 500 feet of an occupied residence between the hours of 9:00 PM and 7:00 AM. According to the General Plan EIR, noise from construction activity would potentially impact noise-sensitive land uses within the immediate area of a construction site. General Plan Noise Mitigation Measures related to construction noise will reduce impacts to less-than-significant levels. General Plan Noise Mitigation Measure 1 requires that noise-generating construction activity be limited to the hours of 7:00 AM to 7:00 PM Monday through Saturday. General Plan Noise Mitigation Measure 2 requires that construction equipment be properly muffled. Construction activity is typically short-term in nature and is generally not considered to have a significant impact on noise sensitive uses as long as construction activity is limited to daylight hours. In addition, General Plan Noise Element Goal and Policy implementation requires preparation of an acoustical analysis during the project review and permitting process and implementation of appropriate mitigation measures. Acoustical analyses will address construction noise impacts on sensitive noise receptors and identify required mitigation, if required.

## OPERATIONAL NOISE

The primary contributor to ambient noise in the planning area is traffic, particularly from major roadways such as Bethel, Greenwood Avenue, Academy Avenue, Jensen Avenue, and North Avenue. General Plan EIR Noise Mitigation Measure 1 related to traffic noise will reduce impacts related to noise generated by transportation noise sources to less-than-significant levels. General Plan EIR Noise Mitigation Measure 1 requires that site-specific acoustical analysis when projects are proposed adjacent to major streets. Future housing developments on the proposed Inventory and Potential Sites are subject to General Plan Policies designed to minimize noise impacts to noise-sensitive properties. Further, General Plan Noise Element Goal and Policy implementation requires preparation of an acoustical analysis during the project review and permitting process and implementation of appropriate mitigation measures. Acoustical analyses will address construction noise impacts on sensitive noise receptors and identify required mitigation, if required.

The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis in the General Plan EIR. The proposed Housing Element identifies Potential Sites for rezoning and re-designation for consideration by the City during the comprehensive General Plan update process to allow greater residential densities. Operation of future development on these Potential Sites may contribute incrementally to traffic noise and overall ambient noise levels. Implementation of General Plan EIR Mitigation Measures and General Plan Policies will ensure that project-specific acoustical analyses will occur prior to the development of housing on Potential Sites. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should construction, operational, and ambient noise impacts be identified. Project-specific increases in ambient noise levels due to future development on each Inventory and Potential Site will be evaluated as development is proposed over the long term pursuant to existing policies and procedures. Potential impacts will be less than significant with implementation of existing standards and regulations.

**B) Less than Significant Impact.** Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors cause most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 9 (Human Reaction to Vibration).

**Table 9**  
**Human Reaction to Vibration**

| Vibration Velocity Level | Human Reaction   |
|--------------------------|--|
| 65 VdB                   | Approximate threshold of perception for many people.   |
| 75 VdB                   | Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable. |
| 85 VdB                   | Vibration acceptable only if there are an infrequent number of events per day.   |

*Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006*

Groundborne vibration can result in impacts from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be railroad and heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock blasting considering the built-out character of the area. Table 10 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

**Table 10**  
**Common Construction Vibration**

| Equipment                 | PPV (in/sec at 25 ft.) |
|---------------------------|------------------------|
| Crack-and-Seat Operations | 2.400                  |
| Vibratory Roller          | 0.210                  |
| Large Bulldozer           | 0.089                  |
| Caisson Drilling          | 0.089                  |
| Loaded Trucks             | 0.076                  |
| Jackhammer                | 0.035                  |
| Small Bulldozer           | 0.003                  |

*Source: California Department of Transportation 2004*

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development.

With regard to railroad operations, noise and vibration impacts would be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. The proposed Housing Element identifies Inventory Sites Group 9 and Potential Site Groups 21 and 27 in close proximity to the rail corridor. According to the General Plan EIR, noise exposure within the city from railroad operations is less than significant.

Vibration is difficult to control, and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors and use of alternative equipment, such as use of drilled pile drivers as opposed to impact drivers. Subsurface dampeners can also be utilized to reduce groundborne vibration. Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review procedures. No impacts will be associated with vibration as no policy changes, developments, or infrastructure improvements are proposed as part of the Housing Element update.

**D) Less than Significant Impact.** The proposed Housing Element update does not authorize the development or redevelopment of any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels will be associated with construction activities. The updated Housing Element will not result in any new or more severe temporary noise impacts associated with residential construction, as the Housing Element does not propose land uses or intensities not already designated in the General Plan and analyzed in the EIR. Continued enforcement of the City's noise restrictions will reduce temporary noise impacts to less-than-significant levels.

**E-F) No Impact.** The City of Sanger is not located within two miles or within a comprehensive land use plan for any public or private airport. In addition, no private airstrips are located within the City. No specific new development is associated with the proposed Housing Element update, and no changes to safety policies related to air traffic are proposed. No impacts will occur.



### 13. POPULATION AND HOUSING

Would the project:

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

A) **No Impact.** Adoption and implementation of the Housing Element will not, in and of itself, directly result in population growth. Population growth is a complex interaction of immigration, emigration, births, deaths, land use, and economic factors of which the General Plan and Housing Element are only a part. Regional models of population growth and change, accounting for these complexities, are developed by the California Department of Housing and Community Development (HCD) and Fresno Council of Governments (COGs). The proposed Housing Element update is designed to guide and accommodate the City's share of the projected regional population growth and associated housing over the next eight years. Pursuant to Government Code 65584, the California Department of Housing and Community Development (HCD) is required to determine the Regional Housing Needs Allocation (RHNA), by income category, for Council of Governments (COGs) throughout the State. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The population in the County is projected to increase by 443,229 residents between 2010 and 2040. As discussed in the project description, housing need is projected to grow by 2,350 units over the next eight years to accommodate the projected population growth. Based on a RHNA allocation of 1,311, the Housing Element update will result in an increase of approximately 8,695 new residents (based on Sanger's average household size of 3.7 for renter-occupied units).<sup>26</sup> The proposed Housing Element is the direct implementation of State requirements to account for population growth and housing needs. The proposed Housing Element and Inventory Sites are projected to meet the City's housing demand as identified in the 2015-2023 RHNA and the unaccommodated 2006-2013 RHNA (2,350 units). Considering that the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population derived directly from the population growth estimates for the region, the proposed housing Element could not induce population growth. No impact will occur.

B-C) **No Impact.** The proposed Housing Element update is intended encourage and facilitate housing development and preserve and enhance existing housing stock. The natural recycling of land will not result in the loss of housing units because such redevelopment will result in the development of new housing units. Thus, the availability of residential units in response

<sup>26</sup> United States Census. American FactFinder. Profile of General Population and Housing Characteristics: 2010 – Sanger, California. <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF> [December 10, 2015]

to increases in population is supported by the Housing Element. Considering residential units will increase naturally as guided by the goals and policies of the proposed Housing Element, no impacts related to the displacement of housing or people could occur.

## 14. PUBLIC SERVICES

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

|                             | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-----------------------------|--------------------------------|--|-------------------------------------|--------------------------|
| A) Fire protection?         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Police protection?       | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Schools?                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Parks?                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Other public facilities? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**A) Less than Significant Impact.** The City of Sanger Fire Department provides fire protection emergency services to the incorporated areas of the City and the Fresno County Fire Protection District serves the surrounding unincorporated areas. According to the General Plan EIR, the Fire Department anticipates that upon build-out of the Planning Area, one additional fire station to be constructed in the area north of Church Avenue and west of Greenwood Avenue will be sufficient to service the Planning Area. The actual timing of the new fire facility will depend on the pattern of growth that occurs within the city limits and SOI. The future fire station will be required in order to meet the anticipated increase in demand due to development within the city and Sphere of Influence. The effects of constructing and operating a new fire station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Fire stations also result in the specific effect of generating periodic increases in noise from use of fire engine and emergency vehicle sirens. Construction and operation of a new fire station will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future fire facilities will be less than significant with implementation of existing regulations.

**B) Less than Significant Impact.** The Sanger City Police Department provides police protection services to the City. The Fresno County Sheriff's Department provides service in the unincorporated areas of the County, which includes the Sanger SOI. According to the General Plan EIR, the Police Department anticipates that upon build-out of the Planning Area, additional personnel and equipment would be required. The General Plan EIR does not identify a need for new police facilities. The effects of constructing and operating a new police station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Police stations also result in the specific effect of generating periodic increases in noise from use of sirens, although typically sirens will be initiated while on patrol as opposed to directly initiating from the substation. Construction and operation of a new substation will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future police facilities will be less than significant with implementation of existing regulations.

**C) Less than Significant Impact.** The Sanger Unified School District is a public school system that provides kindergarten through 12th grade education for the City of Sanger and the communities of Centerville, Del Rey, Fairmont, Lone Star, Tivy Valley, and portions of the Sunnyside area of metropolitan Fresno. The effects of schools that can result in environmental

impacts are specific and include peak traffic levels occurring in the morning and early afternoon, playground noise, and field lighting. Furthermore, analyses of school impacts are unique in that any impacts resulting from the effects of schools are considered fully mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act; therefore, pursuant to State law and the payment of development impact fees, impacts will be less than significant.

**D) Less than Significant Impact.** Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to three acres of parkland per 1,000 new residents. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

**E) Less than Significant Impact.** New or relocated residents generated by the provision of new housing guided by the goals and policies of the proposed Housing Element will generate the incremental need for a variety of public and quasi-public services including libraries, medical clinics, urgent care facilities, hospitals, social service centers, senior centers, and other facilities. Construction and operation of new or expanded public service facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future public service facilities will be less than significant with implementation of existing regulations.

**15. RECREATION**

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?                         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A-B) **Less than Significant Impact.** Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to three acres of parkland per 1,000 new residents. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

## 16. TRANSPORTATION AND TRAFFIC

Would the project:

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B) 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 type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| C) 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"/> |
| D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| E) Result in inadequate emergency access?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

A-B) **Less than Significant Impact.** The City is served by local transportation facilities including streets, railways, and bus routes in addition to non-motorized transportation facilities such as sidewalks, trails, and bikeways. These facilities provide options for travel modes that include passenger vehicles, trains, buses, bikes, and walking. This facilities and modes of travel comprise the circulation system for the City, and the broader system, designed with the goals of efficiently moving people and goods throughout the region by providing ease of access to multiple modes of travel.

Future housing development will primarily generate passenger vehicle trips that will disperse during the morning as residents drive to commercial, industrial, and institutional facilities for a variety of reasons but primarily for work and school. Some trips may be to transit centers, such that a portion of a resident's trip may include alternative transportation modes, while others may simply walk to their destination or to other transit options. The return leg of a trip is generally anticipated to be the reverse of the initial leg of the trip during the afternoon, albeit with higher likelihood of a portion of the trip being dedicated to accessing shopping, entertainment, or other uses. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of those trips occurring during morning peak

hours and 10.5 percent occurring during afternoon peak hours.<sup>27</sup> Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring during the afternoon peak hour. The concern regarding transportation facilities and their counterpart modes of travel is excessive use throughout the day or during morning and/or afternoon peak hours and the resulting effects on the performance of the facilities' ability to move people and goods. The direct effects of reduced circulation system performance are annoyance and stress, thereby decreasing the quality of life for the user. Direct failure or accelerated deterioration of circulation system facilities can also occur if the facility was not designed to function under increased loading. A variety of indirect impacts to human health and the environment are attributed specifically to excessive use of vehicles on local and regional roadways including effects related to air pollution and ambient noise.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno Council of Governments (COG) as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.<sup>28</sup> The Congestion Management Process (CMP) is also administered by Fresno COG in lieu of a congestion management program that was opted out of in 1997.<sup>29</sup> The CMP addresses congestion management through a process developed cooperatively throughout the metropolitan region that provides for safe and effective management and operation of existing and future transportation facilities through demand reduction and operations strategies. While the RTP/SCS addresses the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The CMP relies on local jurisdiction standards in determining the performance of the CMP network and notes that the Cities of Fresno and Clovis have adopted the Level of Service (LOS) D standard, and the County and other Cities have adopted the LOS C standard. *Level of Service* is a qualitative expression of the performance of a transportation facility, at an intersection or roadway segment, determined by the ratio of vehicles to the facility capacity or the length of delay a driver must wait to pass through a facility. In terms of the CMP, the volume-to-capacity (V/C) ratio at roadway and highway intersections is used. The COG is currently in the process of updating the CMP. The final effort is the City's General Plan Circulation and Transportation Element that identifies long-term transportation improvements for local facilities. The General Plan includes goals and policies aimed to provide an efficient multi-modal circulation system in the city. General Plan policies also encourage the development of an efficient and safe bikeway and public transportation system. In particular, General Plan Circulation and Transportation Element Goal 1 Policy 4 requires that the City determine if a project-specific traffic study is required when land development is proposed. The analysis will assess impacts of the development on the roadway network and follow the standard procedures for the development of Traffic Impact Studies. The City of Sanger has defined LOS C as its minimum acceptable performance along the City street system except that LOS D may be allowed at intersections of any major street, highway, or long street and highway segments where additional improvements are not feasible.

Local and regional planning efforts are designed to reduce the direct and indirect effects of travel so as to minimize or avoid resulting impacts on human health and the environment. The proposed Housing Element is consistent with the growth assumptions used in the development of the RTP/SCS and CMP and the does not include any land use changes to the General Plan for identified Inventory Sites. The Housing Element identifies Potential Sites for rezoning and re-designation to allow greater densities in order to meet the City's RHNA allocation. According to the Housing Element, not all of the identified Potential Sites will require rezoning/re-designation because the maximum housing capacity offered by these sites is well above the remaining housing need. The increase in allowable residential density will result in an increase in the number of vehicles utilizing the local roadway system. The Traffic and Circulation section of the General Plan EIR implements mitigation measures to reduce impacts to the City's circulation system as development occurs within the Planning Area. Mitigation Measure 2 requires that future environmental review of specific improvement projects is coordinated among State, regional, and other affected local agencies and addresses site-specific impacts. In addition, the General Plan EIR identifies roadway improvements that will improve the local roadway systems over the long term. Implementation of General Plan Policies will avoid or reduce impacts of General Plan build out on the performance of the roadway system.

<sup>27</sup> Institute of Transportation Engineers. Trip General Manual. 9<sup>th</sup> Ed. 2012

<sup>28</sup> Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

<sup>29</sup> Fresno Council of Governments. Fresno County Congestion Management Process. October 2009

Based on this preceding analysis, future housing development will not impede local or regional efforts to ensure an efficient circulation system. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should transportation impacts be identified that are not covered under existing or future development impact fees. Potential impacts resulting from conflicts with local and regional transportation plans and performance requirements will be less than significant with implementation of existing standards and regulations.

C) **No Impact.** The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts will occur.

D) **No Impact.** The Housing Element update does not authorize the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review and approval during entitlement review and/or application for building permits. The Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) **No Impact.** The project includes programs and policies in support of the development of new housing units to meet the City's regional fair share of housing, as required by State law. The Housing Element is consistent with regional and local transportation plans that promote a holistic transportation system that embodies all modes of travel; therefore, the Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.



## 17. UTILITIES AND SERVICE SYSTEMS

Would the project:

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| G) 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"/> |

A) **No Impact.** Future housing will generate wastewater from bathroom and kitchen activities that will be conveyed via the sewer. Wastewater for the City of Sanger is treated at the City of Sanger wastewater treatment plant (WWTP), operated by the City. The Central Valley Regional Water Quality Control Board (RWQCB) issued wastewater treatment requirements for the WWTP in Order R5-2014-0004. The facility is subject to the permit requirements that establish pollutant limits for effluent discharges to receiving waters. A violation of the WWTP permit requirements would occur if effluent discharges exceeded adopted limits for one or more pollutants or if the daily maximum permitted treatment volume is exceeded and excess discharge is released into downstream water bodies. According to the General Plan EIR, the facility has a treatment capacity of three million gallons of wastewater per day (mgd). Future housing development, consistent with current General Plan land use policy, will result in typical wastewater discharges and will not require new methods or equipment for treatment that are not currently permitted for the existing treatment facility. Furthermore, residential development is not subject to point-source discharge requirements. The Housing Element and future housing development will not affect compliance with RWQCB treatment requirements. No impact will occur.

B, D-E) **No Impact.** The Sanger wastewater treatment plant (WWTP) has a treatment capacity of three mgd and was determined to be sufficient to accommodate General Plan build out according to the General Plan EIR. The Housing Element

is consistent with regional population projections, and thus, the Housing Element is consistent with the master planning efforts of the City of Sanger to ensure adequate treatment capacity and technologies to serve existing plus future residents. Similarly, the City's domestic water supply is pumped entirely from groundwater. According to the General Plan EIR, the sub-surface geologic conditions are favorable for continued withdrawal, there are sufficient groundwater supplies to serve anticipated growth in the region, and groundwater recharge will continue via storm drains and unlined canals. General Plan EIR Water Service Mitigation Measure 1 requires that projects commit to a water conservation program including low-flow fixtures, water conserving landscaping of public spaces, and water efficient irrigation. General Plan EIR Water Service Mitigation Measure 2 requires that technical water supply information demonstrating adequate water supply for projects be submitted. General Plan Conservation Element Policies related to hydrology and water quality include the protection and preservation of water resources by requiring water conservation measures and the protection of water recharge areas. Considering adequate water supply and wastewater treatment capacity has been demonstrated over General Plan build out, new water or wastewater treatment facilities will not be required solely to serve the project. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should impacts to water supply and water supply facilities be identified that are not covered under existing or future development impact fees. Potential impacts to wastewater and water facilities and water supply will be less than significant with implementation of existing standards and regulations. Considering no new facilities will be required to be constructed or supply to be acquired, no impacts will occur.

C) **No Impact.** Current National Pollution Discharge Elimination System (NPDES) regulations focus on low impact development standards in addition to the standard "no net increase in runoff into the storm drain system". Any incremental increases in urban runoff generated from future housing development will be required to be retained or otherwise stored on site; therefore, no increase in stormwater flows will occur that will require the need to expand or construct any storm drain or flood control facility. No impacts will occur.

F) **Less than Significant Impact.** According to the General Plan EIR, the City of Sanger contracts solid waste collection services to a third party. Solid waste that is not diverted due to recycling is primarily disposed of at the American Avenue Disposal Site followed by the Avenal Regional Landfill.<sup>30</sup> There are a three other landfills that serve the City on a much more limited basis.

G) **No Impact.** All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the proposed Housing Element update will have any effect upon or result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity. No impact will occur.

---

<sup>30</sup> California Department of Resources Recycling and Recovery. Disposal Reporting System: Jurisdiction Profile: Fresno –Sanger. <http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2014%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d460> [December 11, 2015]

## 18. MANDATORY FINDINGS OF SIGNIFICANCE

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable?<br>("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact with Mitigation Incorporated.** The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to sensitive biological, historical, and archaeological resources. The proposed project will have less-than-significant impacts with respect to paleontological resources with implementation of Mitigation Measure C-1. Impacts to scenic vistas and visual character and resources will be less than significant. Considering the project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City land use policy regarding locations or intensities of development, it will not result in any effects that would degrade the quality of the environment. The City finds that impacts related to degradation of the environment will be less than significant with mitigation incorporated.

B) **Less than Significant Impact.** Cumulative effects resulting from full implementation of City land use policies were evaluated in the General Plan EIR. The proposed Housing Element update will not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan EIR. The proposed project does not include any changes to land use designations and thus is consistent with the project analyzed in the General Plan EIR. The City hereby finds that the proposed Housing Element's individual contribution to potentially significant cumulative impacts is not considerable.

C) **Less than Significant Impact.** As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the proposed Housing Element has been determined to have little or no adverse impacts on people or the environment as evaluated in the 17 preceding environmental topics. The City hereby finds that direct and indirect impacts on human beings will be less than significant.



## 5 LIST OF PREPARERS

---

### ***LEAD AGENCY***

City of Sanger  
Community and Economic Development Department  
1700 7<sup>th</sup> Street  
Sanger, California 93657  
559-876-6300

Dan Spears, Manager of Community and Economic  
Development  
Keith Woodcock, AICP CEP, City Planner

### ***ENVIRONMENTAL ANALYSTS***

MIG  
1500 Iowa Avenue, Suite 110  
Riverside, California 92507  
951-787-9222

Christopher Brown, Director of Environmental Services  
Olivia Chan, Associate Analyst  
Amanda North, Technician

