



City of
Los Banos
At the Crossroads of California

Initial Study/ Negative Declaration

**Prime Shine Car Wash
Site Plan Review #2015-01**

June 4, 2015

Lead Agency:

City of Los Banos

Community and Economic Development Department

Contact: Stacy Souza Elms, Assistant Planner II

City Hall 520 J St.

Los Banos, CA 93635

(209)827-7000 ext. 133

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Purpose

The California Environmental Quality Act (CEQA) requires that public agencies document and consider the potential environmental effects of any agency actions that meet CEQA's definition of a "Project". Briefly summarized, a "Project" is an action that has the potential to result in direct or indirect physical changes in the environment. A Project includes the agency's direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency's implementation of CEQA are found in the "CEQA Guidelines" (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a Project is not found to be exempt from CEQA, the first step in the agency's evaluation of the potential environmental effects of the Project is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the Project would involve "significant" environmental effects as defined by CEQA and to describe feasible mitigation measures that would be necessary to avoid the significant effects or reduce them to a less than significant level. In the event that the Initial Study does not identify significant effects, or identifies mitigation measures that would reduce all of the significant effects of the Project to a less than significant level, the agency may prepare a Negative Declaration. If this is not the case, the agency must prepare an Environmental Impact Report (EIR); the agency may also decide to proceed directly with the preparation of an EIR without preparation of an Initial Study.

The purpose of this Initial Study and Proposed Negative Declaration (IS/ND) is to identify the potential environmental impacts and proposed mitigation measures associated with the proposed Prime Shine Car Wash Site Plan located approximately 200 feet east of the northeast corner of Pacheco Blvd. and H Street. The Project proposes a new 5,466 square foot car wash with 24 free vacuum stalls on approximately 1.54 acres.

Pursuant to Section 15367 of the CEQA Guidelines, the City is the Lead Agency in the preparation of this IS/ND, and any additional environmental documentation required for the Project. The City has responsibility for approval or denial of the Project application. The intended use of this document is to provide information to support conclusions regarding the potential environmental impacts of the Project. The IS/ND provides the basis for input from public agencies, organizations, and interested members of the public.

Project Location

The Project site is located within the incorporated City boundaries of the City of Los Banos. The 1.54 acre Project site is bound by Pacheco Blvd on the south and the Los Banos Rail Trail to the north. Additionally, the uses surrounding the site include a vacant car lot to the west and a Taco Bell Restaurant with drive-thru to the east.

Project Description

The Project proposes a site plan for a 5,466 square foot car wash and 24 vacuum stalls. The proposed Project would provide 6 additional parking spaces in accordance with the Los Banos Municipal Code. Exhibit A, Site Plan, displays the conceptual site plan for the Project.

Site Characteristics

The Project site consists of one (1) parcel covering a total of 1.54 acres. The Assessor's Parcel Number for the subject property is: 026-171-023. Principal vehicular access to the site will be provided by an existing driveway along Pacheco Blvd.

Topography

The Project site is located in California's Central San Joaquin Valley. The topography of the region is flat and the topography of the site is nearly flat and it does not contain any distinct features.

On-Site Land Uses Cover

The existing site includes disked vacant land.

Surrounding Land Uses

The Project site is located north of Pacheco Blvd. and approximately 200 feet east of H Street. The project site is surrounded by the Los Banos Rail Trail to the north, commercial uses to the east and west.

Existing Zoning

The property is zoned Highway Commercial.

Development Characteristics

The building will consist of a 5,400 square feet car wash, 24 free vacuum stalls, queue for 24 cars, and 6 parking stalls for staff. It is anticipated that Prime Shine Car Wash will have 4 employees on-site per shift.

Traffic and Parking

The project will generate relatively little new traffic during weekday commute periods; car washes can experience appreciable weekend activity. The car wash site has an existing driveway on Pacheco Blvd. towards the western boundary.

The proposed Project will provide a total of 30 parking spaces (including the vacuum stalls). Of these spaces, 2 will be ADA accessible.

Infrastructure

Water: The City of Los Banos would provide water service to the Project site. The Project will connect to the line in Pacheco Blvd. A full recycling plant will be built under the car wash which allows Prime Shine to achieve a 50-50 ratio of fresh water to

reclaimed water during the wash process. Up to 95% of the water run through the car wash will be recycled daily.

Sewer: The City of Los Banos would provide wastewater service to the Project site. The Project site will connect to the line in Pacheco Blvd.

Drainage: The City of Los Banos would provide storm water services to the Project. The project will connect to the line in Overland Avenue.

It should be noted that all of City infrastructure has been sized to accommodate this use.

Public Actions and Approvals Required

This Initial Study and Negative Declaration will be used by the following jurisdictions and agencies when deciding whether to grant the following discretionary actions:

- City of Los Banos: Site Plan Approval

In addition to the City of Los Banos, there may also be local, state, and federal responsible agencies that have discretionary or appellate authority over the specific aspects of the proposed Project.

**City of Los Banos
520 J Street
Los Banos, CA 93635
(209) 827-7000**

Environmental Checklist Form

1. Project Title: Prime Shine Car Wash Site Plan

2. Lead Agency Name and Address: City of Los Banos, 520 J Street, Los Banos, CA 93635.

3. Contact Person and Phone Number: Stacy Souza Elms, Assistant Planner II, (209) 827-7000 ext. 133 Bus; (209)827-7006 Fax; or stacy.elms@losbanos.org E-Mail.

4. Project Location: Approximately 200 feet east of the northeast corner of Pacheco Blvd. and H Street, Los Banos, CA 93635; APN: 026-171-023.

5. Project Sponsor's Name and Address: City of Los Banos, 520 J Street, Los Banos, CA 93635.

6. Zoning: Highway Commercial

7. Description of Project:

North:	Rail Trail
South:	Commercial
East:	Commercial
West:	Commercial

SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: (Boxes are checked below if the proposed project has the potential to cause significant impacts. If none then "No Significant Impacts" may be checked)

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture | <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"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will 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 significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standard, 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.

Signature

Stacy Souza Elms
Printed Name

Date

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

Notes:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site, as well as on-site, cumulative, as well as project-level, indirect, as well as direct, and construction, as well as operational impacts.
3. Once a determination has been made that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impact Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist references. Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This initial study format is the format suggested in the 2007 CEQA Guidelines.
9. The explanation of each issue identifies:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant

ENVIRONMENTAL REVIEW CHECKLIST: (A brief answer to all questions is provided)

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

1 **Aesthetics. Would the proposal:**

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

Comments: The proposed Project is not within an area designated as a scenic vista nor does it include such significant scenic resources as naturally occurring rock outcroppings or historic buildings. The project site itself consists of disked vacant land. The public views of the Project site to the north are the Rail Trail which is a walking path, vacant car lot (commercial property) to the west and an existing Taco Bell restaurant to the east. The Project site is located in a flat area of Los Banos and aesthetic qualities of the area are expected to improve as the site will be improved and landscaping will be planted. Therefore, the impact is **less than significant**.

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

Comments: Please refer to the Comment in 1 a.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Comments: The development of the Project will not degrade the site or its surroundings. The Project is compatible with land uses and existing development. Therefore, the impact is **less than significant** relating to visual character or quality of site and surroundings.

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

Comments: The development of the Project will increase the amount of light from the building and parking lot. However, the project site is adjacent to SR 152 (Pacheco Blvd.) and commercial uses so residents should not be impacted and day and nighttime views should not be affected. Additionally, any lighting installed will be installed in accordance with the City of Los Banos standards and specifications. As such, impacts are **less than significant**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

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

a Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program of the California Resource Agency, to non-agricultural use?

Comments: The proposed Project site is located on lands zoned commercial, not actively farmed, within the corporate limits of the City of Los Banos and is essentially infill development. The Project site has not been identified as prime farmland by the California Department of Conservation, Farmland Mapping and Monitoring Program and the USDA Soil Conservation Service. As such, there is **no impact** to agricultural resources.

b Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

Comments: The Project will not conflict with existing zoning for agricultural use and is not under a Williamson Act contract. As such, there is **no impact** relating to conflicting zoning or Williamson Act contracts.

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))?

Comments: The subject property is not forest land or timberland and never will be zoned as such. Therefore, there is **no impact** relating forest land or timberland.

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

Comments: The project site is surrounded by existing urban development surrounding the project site. The project site is not situated on lands considered to be forest land and will never be zoned as such. Therefore, there is **no impact** relating to the conversion of forest land.

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?

Comments: There are no changes being proposed that due to their location or nature would result in the conversion of farmland to non-agricultural uses. As such, there is **no impact** relating to the conversion of farmland.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

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:

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

Comments: The Los Banos General Plan EIR concludes that expected population growth resulting from implementation of the Los Banos General Plan would result in a significant impact on regional emission of reactive organic gases (ROG), nitrogen oxides (NOx) and PM10. Several policies, implementing actions, and mitigation measures were presented to mitigate for this impact. The City certified the EIR and adopted a statement of overriding considerations. The proposed project is consistent with the land use designation established and there are no project specific air quality impacts that are peculiar to the project site. CEQA mandates that projects consistent with the land use designation and development densities of a general plan for which an EIR was certified shall not require additional environmental review (CEQA Guidelines Section 15183). The proposed project is consistent with the General Plan, and no further review is necessary. Therefore, the impact is **less than significant**.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Comments: Please refer to comment in 3.a.

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 precursor)?

Comments: : For further discussion refer to comment 3.a.

d. Expose sensitive receptors to substantial pollutant concentrations?

Comments: The construction of the proposed Project is not expected to expose sensitive receptors to significant pollutant concentrations. As such, there is **no impact**.

e. Create objectionable odors affecting a substantial number of people?

Comments: The Project will not create objectionable odors affecting surrounding residents. Therefore, there is **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

4 **Biological Resources** Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The Project is generally devoid of any natural habitat as it is infill development and it is bordered by SR 152 (Pacheco Blvd.) The adjacent uses and proximity to the highway preclude many species from becoming established. As such, the Project does not represent significant habitat value. Due to the location and surrounding uses there is **no impact**.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: No riparian habitat or other sensitive natural communities have been identified within the Project area as the site is not suitable for such habitat. Therefore, there is **no impact** to riparian habitat or other sensitive natural community.

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

Comments: Not applicable as there are no wetlands, marshes or vernal pools on the site. As such, there are **no impacts** to federally protected wetlands.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Development of the Project will not cause any substantial interference with the movement of any resident or migratory fish or wildlife, or conflict with any wildlife corridors or impede the use of wildlife nursery sites; therefore, there is **no impact**.

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

Comments: The proposed project will not conflict with any local policies or Ordinances protecting biological resources, hence, there is **no impact**.

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

Comments: The proposed project is not located within an adopted Habitat Conservation Plan or Natural Community Plan. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

5 **Cultural Resources** Would the project:

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

Comments: No historical resources have been identified on the project site. As such, there is **no impact**.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?

Comments: The project site is not located within any prehistoric archaeological sites or historic archaeological sites identified in the City's General Plan, and therefore, potential impacts to archaeological resources are considered to be minimal. As such, the proposed project will have a **less than significant impact**.

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

Comments: The Project does not anticipate either directly or indirectly destroying a unique paleontological resource or site or unique geologic feature. There are no known paleontological resources or unique geologic features on the project site. Therefore, there is **no impact**.

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

Comments: If human remains are uncovered during the grading and construction phases, the Project shall be consistent with State law and generally observe the following protocol: If human burials are encountered during the grading and construction portions of the Project, such activities shall stop in the area of discovery and the County Coroner shall be notified. If the remains are determined to be Native American in origin, the Native American Heritage Commission will be notified and recommendations for treatment solicited (CEQA section 15064.5). Therefore, there is **no impact**.

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
6 Geology and Soils Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments: No active or potentially active faults are known to exist within the area. The closest are the Tesla-Ortogonalita Fault and the O'Neill Fault Zone, both of which are located approximately seven miles west of the City proper. Additionally, the project site is not located within an Earthquake Fault Zone. Therefore, the impact is less than significant				
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments: Please refer to the comment for a.1				
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments: Please refer to the comment for a.1				
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: The existing terrain is flat which is not conducive to land slippage. In addition, the site is not shown on published landslide mapping. Therefore, there is no impact				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments: The soils at the site may be subject to erosion during the grading portion of the development. Such conditions can be managed using standard best management practices and engineering measures as required by the City Public Works Department. Therefore, the impact is less than significant .				
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"/>
Comments: There are no known soil conditions that could result in on or off-site landslides, lateral spreading, liquefaction or collapse. The General Plan EIR calls for mitigation measures for subsidence, as such, the impact is less than significant				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments: The soils within the project area are generally Stanislaus Clay Loam. The soil is well drained but does have high shrink swell potential. The General Plan has incorporated mitigation measures which make the impact less than significant .				
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 waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: The project will be connected to the City wastewater system. With that being the case, there is no impact .				

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

7 **Greenhouse Gas Emissions** Would the project:

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

Comments: The project site would not generate any substantial greenhouse gas emissions beyond what was previously identified in the City's General Plan and EIR. The proposed annexation is consistent with the General Plan, and future development will comply with the Policies within. Therefore, the proposed project will have a **less than significant impact**.

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

Comments: The project site will not involve any known conflict with any adopted plan, policy, or regulation for reducing greenhouse gas emissions. Therefore, the proposed project will have a **less than significant impact**.

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
8 Hazards and Hazardous Material Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: The project proposes the construction of a building and parking lot, as such, poses no impact to the public or the environment through the transport, use or disposal of hazardous materials.				
b. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: The project proposes the construction of a building and parking lot, as such, poses no impact to the public or the environment through upset and accident conditions involving the releases of hazardous materials into the environment.				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: The project proposes the construction of a building and parking lot, as such, poses no impact to school sites and there are none within a quarter of a mile of the proposed project site.				
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 create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: The project area is not included on the list of hazardous material sites pursuant to Government Code Section 65962.5 and as such, there is no impact .				
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"/>
Comments: The project would not result in a safety hazard for the airport as it is not within any of the Land Use Compatibility Zones. As such, there is no impact .				
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"/>
Comments: The project site is not located within the vicinity of a private airstrip and therefore would not result in a safety hazard, as such, there is no impact .				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments: The project has access via existing SR 152 (Pacheco Blvd.) The project would not impair an adopted emergency response or evacuation plan. Therefore, the impact would be less than significant .				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Comments: The project site is adjacent to an urbanized area and is not adjacent to wildlands. As such, there is no impact .				

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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9 **Hydrology and Water Quality** Would the project:

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

Comments: The project site would not generate any substantial hazard to the public or the environment beyond what was previously identified in the City's General Plan and EIR. The proposed site plan is consistent with the General Plan, and future development will comply with the Policies within. Therefore, the proposed project will have a **less than significant impact**.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Substantially deplete groundwater supplies or interfere substantially with ground water 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comments: The project will not substantially deplete ground water supplies and is not located on a groundwater recharge area. As such, the impact is **less than significant**.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comments: The proposed project will alter the existing drainage pattern of the site by way of construction and converting the site from raw ground to urban development. However, future development will comply with the City's Drainage Design Manual and City Standards and Specifications. Compliance will be ensured through the development Improvement Plan process. Therefore, the proposed annexation will have a **less than significant impact**.

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

Comments: The drainage pattern within the project area will change slightly given the increase of impervious surface but runoff will be contained within the City storm drain system; therefore, the impact is **less than significant**.

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

Comments: The project will not contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As such, the impact is **less than significant**.

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

Comments: The project will not substantially degrade water quality as it will be connected to a commercial back flow prevention system according to the Los Banos Standards and Specifications. As such, the impact is **less than significant**.

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

Comments: The project is not within a 100 year flood hazard area as mapped by FEMA, therefore, there is **no impact**.

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

Comments: The project is not within a 100 year flood hazard area as mapped by FEMA, therefore, there is **no impact**.

- 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??

Comments: The City of Los Banos had adopted General Plan policies, which include coordination with the U.S. Army Corps of Engineers on potential flooding risks, and ensuring that City staff and Emergency Response Services are trained to respond to catastrophic dam failure. Therefore, the proposed project will have a **less than significant impact**.

- j. Inundation by seiche, tsunami, or mudflow?

Comments: The project would not be susceptible to seiche, tsunami or mudflow, therefore, there is **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

10 **Land Use and Planning** Would the project:

a. Physically divide an established community?

Comments: The project site is infill development. Therefore, there is **no impact**.

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?

Comments: The project is consistent with the City's General Plan policies and regulations of the City of Los Banos and does not conflict with any mitigation measures established. Therefore, there is **no impact**.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Comments: The project does not conflict with any existing habitat conservation plans or Natural Community Conservation Plan. Therefore, the proposed project will have **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

11 **Mineral Resources** Would the project:

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"/>
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Comments: There are no known mineral resources located within the project vicinity. Therefore, there is **no impact**.

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"/>
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Comments: There are no known mineral resources located within the project vicinity. Therefore, there is **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

12 **Noise** Would the project:

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

Comments: The project will not expose persons to, or generate noise levels in excess of standards established by the City of Los Banos. The project will be within the Highway Commercial zoning district and conforms to standards and specifications. As such, there is a **less than significant impact**.

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

Comments: The project would not expose persons to excessive groundborne vibration or groundborne noise levels. Improvements would be limited to standard construction equipment which generally does not produce groundborne noise or vibrations that would be considered excessive, as such, the impact is **less than significant**.

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

Comments: The project will not create a substantial increase in ambient noise levels in the project vicinity above levels existing within the surrounding project area. Please see discussion above. Therefore, the impact is **less than significant**.

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

Comments: During site preparation and construction the project would generate temporary sound levels from heavy equipment and vehicles. Temporary elevations of ambient noise levels are anticipated; however, the intensity levels resulting from construction are not expected to rise to a level of significance. Furthermore, the project would be accomplished within the limitations established by the City's Noise Ordinance. For further discussion see 11 a. Therefore, the impact would be **less than significant**.

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

Comments: The project site is not within an airport land use compatibility zone, as such, there is **no impact**.

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

Comments: The project is not located within the vicinity of a private airstrip, therefore there is **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

13 **Population and Housing** Would the project:

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

Comments: The project will not result in population growth directly or indirectly as it is a small infill commercial project. Therefore, the **impact is less than significant**.

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

Comments: The proposed project will not require the acquisition of residences, the displacement of any persons or the need to construct replacement housing elsewhere, as such, there is **no impact**.

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

Comments: The proposed project would not involve the displacement of any persons and as such, there is **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

14 **Public Services**

a. 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:

1) Fire protection?

Comments: The proposed project would not necessitate the provision of new or altered fire protection facilities and its use was reviewed by the Los Banos Fire Chief. As such, the impact is **less than significant**.

2) Police protection?

Comments: The proposed project would not necessitate the provision of new or altered police protection facilities and its use was evaluated by the Police Chief. As such, the impact is **less than significant**.

3) Schools?

Comments: The proposed project would not necessitate the provision of new or altered school facilities as it is a commercial structure. As such, there is **no impact**.

4) Parks?

Comments: The proposed project would not necessitate the provision of new or altered park facilities as it is a commercial facility. As such, there is **no impact**.

5) Other public facilities?

Comments: The proposed project would not necessitate the provision of new or altered public facilities and. As such, the impact is **less than significant**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

15 **Recreation**

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

Comments: The proposed project would not necessitate the provision of new or physically altered recreational facilities as it is a commercial use and it is not growth inducing, as such, there is **no impact**.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment as it is a commercial use and it is not growth inducing. As such, the use has **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

16 | **Transportation / Traffic:** Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comments: The project will not create an increase in traffic which is substantial in relation to the existing traffic load and capacity as the proposed Project is expected to generate approximately 189 trips during weekend peak hour and 40 trips during the weekend evening peak hour. Ten percent of that traffic will be "Pass-by" trips drawn from the stream of traffic already passing the site. As such, the impact is **less than significant**.

- b. Exceed, either individually or cumulatively, a level of service standard 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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comments: Please see the comment above in item 15a.

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

Comments: The Los Banos Municipal Airport is the closest airport to the project site, located approximately 1.5 miles west of the site. The proposed project is not located in any of the land use compatibility zones identified in the Los Banos Municipal Airport Compatibility Plan. Therefore, the impact is **less than significant**.

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

Comments: The project does not create sharp curves or incompatible uses and will not be making any changes to the Right of Way, other than a driveway on Pacheco Blvd. which will be permitted by an encroachment permit. As such, the impact is **less than significant**.

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

Comments: The project will not result in inadequate emergency access as emergency vehicles will be able to safely navigate the site. The proposed site plan provides adequate access to the project site, which would accommodate emergency vehicles and provide for access on adjacent roadways. Therefore, the **impact is less than significant**.

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

Comments: Adequate parking will be provided on site in conformance with the requirements of the Los Banos Municipal Code and the Standards of the Los Banos Standards and Specifications. Therefore, the impact is **less than significant**.

- g. 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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project would have no impact on any existing plans or policies related to alternative transportation. Project implementation would assist the City in providing connections and access to alternative transportation in the project area. There is **no impact**.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

17 **Utilities and Service Systems:** Would the project:

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

Comments: Wastewater will be treated by the City system in accordance with City standards and it will not exceed the requirements of the Regional Water Quality Control Board. In addition, the project will recycle up to 95% of water used daily from the car wash. Therefore, the impact is **less than significant**.

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

Comments: The proposed project will connect to existing City facilities and there is adequate capacity for the use. As such, there will be no new facilities and no expansion so there is **no impact**.

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

Comments: The proposed project will connect to existing City facilities and there is adequate capacity for the use. As such, there will be no new facilities and no expansion so there is **no impact**.

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

Comments: The City has adequate water supplies available to serve the proposed project and no new entitlements are needed, as such, there is **no impact**.

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

Comments: The proposed site has been included in the City's Master Plan so it is known that there is adequate capacity without a request for determination. Therefore, the impact is **less than significant**.

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

Comments: Construction of the proposed project would generate some construction debris that would likely be disposed of in a landfill. However, construction debris would be recycled or reused where feasible and economic. In addition, much of the construction debris would be inert material, which could be disposed of, in an inert landfill thereby saving usable landfill capacity in landfills. Once construction is complete the project would be served by a City contracted waste disposal hauler which offers recycling. As such, the impact is **less than significant**.

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

Comments: The proposed project will comply with federal, state and local statutes and regulations related to solid waste. As such, the impact is **less than significant**.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

- 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comments: As discussed, the proposed project would not have environmental effects that would cause substantial adverse effects on fish, wildlife or plant species. As such, the impact is **less than significant**.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comments: The project does not have impacts that are cumulatively considerable. As such, the impact of the proposed project is **less than significant**.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comments: The proposed project will not have environmental effects which will cause adverse effects on human beings, either directly or indirectly, with respect to the areas reviewed, therefore, all impacts are **less than significant**.

REFERENCES

City of Los Banos General Plan
 City of Los Banos Zoning Ordinance
 CEQA

All reference material may be reviewed at the City of Los Banos Community Development Department, 520 J Street, Los Banos, CA 93635.