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MITIGATED NEGATIVE DECLARATION

Pursuant to the Procedures of the City of Santa Ana for implementation of the California Environmental Quality Act, the Environmental Evaluator has completed an Initial Study for the project described below:

Project Number: ER 2002-436

Applicant: Kerr Project Services

Project Location / Address: 3601 South Bristol Street, southwest corner MacArthur Boulevard and Bristol Street

Project Title / Description: The proposed project involves the development of a Krispy Kreme Donut Shop and a request for a conditional use permit to allow a drive through lane and after hour operation.

And does hereby 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 of revisions to the project and mitigation measures placed on the project, and agreed to by the applicant, reduce each impact to below a level of significance.

Signature: _____

Environmental Coordinator

Date: _____

This determination is not final until adopted by the decision-making body or administrative official, and a Notice of Determination is filed.

Krispy Kreme
Initial Study ER 2002-436

Proposed Project

The proposed project involves the development of Krispy Kreme Donut Shop and a request for a conditional use permit to allow a drive through lane and after hour operation.

SETTING

The project site is located at 3601 South Bristol Street, on the southeast corner of MacArthur Boulevard and Bristol Street. The project site consists of 25,600 square feet of area and is currently vacant and was the former location of a service station.

The project site has a General Plan and Zoning designation of General Commercial. The project site is situated with an urban setting and surrounded by commercial and retail land uses to the north, south, east and west.

Project Description

As shown on Exhibit 1, the proposed project involves the development of a 3,500 square foot Krispy Kreme Donut Shop within an existing shopping center. The building would be 90-feet in length by 30-feet in width and would have an approximate height of 23-feet. The building would be situated along northern end of the parcel.

The proposed project would have a drive through lane and would operate during after hours. A total of 23 parking spaces would be provided. Access to the project site would be provided from Bristol Street.

As shown on Exhibit 2, the proposed project has designed to reflect a contemporary motif. The proposed project would have a stucco exterior surface with stone veneer accent. Landscape treatment would be provided along the perimeter of the project site.

ENVIRONMENTAL IMPACT ANALYSIS

The following is an environmental analysis on the proposed project, based on the City of Santa Ana's CEQA Environmental Checklist. For each environmental issue, the analysis identifies

the level of impact that is anticipated to occur. Where needed, mitigation measures have been identified to reduce potential impacts to a level that is considered less than significant.

I. AESTHETICS

(A.B) No Impact

According to the City's General Plan Land Use Element EIR, the project site is void of any scenic vistas or scenic resources. Additionally, there are no scenic resources associated with a state highway within the vicinity of the project site. Therefore, implementation of the proposed project would not result in adverse impacts to any scenic resource.

(C) Less Than Significant Impact

According to the City's Urban Design Element, the project site is located within the South coast Design District. The Urban Design Element establishes goals and policies to help guide the design of development projects proposed within a Design District. Specifically, land uses proposed within a Design District should exhibit high quality design and should incorporate design elements that are proportional and aesthetically related to the District setting.

The proposed project has been designed to reflect a contemporary motif. Through the City's development review process the proposed project has been determined to be consistent with the intent of the Urban Design Element and would not degrade the existing visual character of the project site or the surrounding area.

(D) Less Than Significant Impact

The project site is currently vacant without any onsite lighting. However, the project site is situated within an urban setting and surrounded by on-street lighting. Implementation of the proposed project would not introduce substantial new sources of light and glare into the project area.

II. AGRICULTURE

(A.B.C) No Impact

Based on a site visit conducted by the City's Environmental Coordinator, the project site is currently not in agricultural

production. Additionally, the City's General Plan Land Use Element EIR identifies that there are no prime, or unique farmlands on the project site. Therefore, implementation of the proposed project would not result in the loss of any prime or unique farmland.

III. AIR QUALITY

(A) No Impact

The project site is located within the South Coast Air Basin and subject to the requirements of the Clear Air Act at both the Federal and State level, as implemented by the South Coast Air Quality Management District. The South Coast Air Quality Management Plan (AQMP) is the primary planning document to monitor if air quality standards and objectives are being achieved in the South Coast Air Basin. The air quality objectives in the AQMP are based upon population and growth projections provided in regional plans and local general plans. A project could be in conflict with the AQMP if it results in population and growth impacts beyond those identified in regional plans and/or local general plans.

The proposed project is consistent with the City's General Plan, and would not result in growth projections beyond those established in the General Plan. Therefore, implementation of the proposed project would not be in conflict with the growth projections and air quality objectives established in the South Coast AQMP.

(B) Potentially Significant Unless Mitigation Incorporated

As mentioned previously, the South Coast Air Quality Management District (SCAQMD) regulates air quality in the South Coast Air Basin. The South Coast Air Basin is currently a non-attainment area for carbon monoxide, ozone, particulate matter and nitrogen dioxide. The SCAQMD considers an air quality impact to be significant if it exceeds the thresholds identified below.

Table 1
EMISSION THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction Pounds/Day	Tons/ Quarter	Project Operations Pounds/Day
Carbon Monoxide	550	24.75	550
Reactive Organic			

Compounds	75	2.5	55
Nitrogen Oxides	100	2.5	55
Particulate Matter	150	6.75	150

Long-term Operational Air Quality Impacts

The primary source of long-term operational emissions associated with the proposed project would be generated by vehicle travel to and from the project site. A relatively minor amount of gaseous emissions would also occur from natural gas and electricity usage. The proposed project is consistent with the General Plan. The long-term operational emissions generated by the proposed project are consistent with the air pollutant emissions projected within the General Plan Land Use Element EIR. Implementation of the proposed project would not result in air pollutant emissions that would exceed air pollutant emission projections evaluated within the General Plan Land Use Element EIR.

Short-term constructed Related Air Quality Impacts

Construction operations associated with the proposed project could potentially result in short-term increases in particulate matter, and to a lesser degree increases in carbon monoxide and ozone. Peak day construction emissions for most pollutants arising from construction of the proposed project would occur during the grading and excavation phases.

The proposed project would require grading to provide for the construction of building slabs, parking lots and access ways. Assuming grading of the entire project, approximately 25,600 square feet of area would be graded. According to the South Coast Air Quality Management District CEQA Air Quality Handbook, the threshold of potentially significant short-term air quality impacts would involve the grading of 1,309,000 square feet of area. The proposed grading would be considerably less than the threshold of significance established in the CEQA Air Quality Handbook. Additionally, all development projects within the South Coast Air Basin would be required to comply with AQMD Fugitive Dust Rule 403 to implement dust control measures. The purpose of Fugitive Dust Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as result of human-made fugitive dust sources.

(C) Less Than Significant Impact

As discussed above, the proposed project would not result in significant long-term or short-term air quality impacts. Any potential air quality impacts associated with the proposed project are expected to represent a de minimus, or negligible, contribution to cumulative air quality impacts in the region.

(D) Less than Significant Impact

As mentioned previously, implementation of the proposed project would not result in significant long-term air quality impacts or significant short-term air quality impacts. Additionally, the proposed project would be required to comply with SCAQMD Fugitive Dust Rule 403 to further reduce short-term air quality impacts. Therefore, implementation of the proposed project would not expose sensitive receptors to any substantial concentrations of air quality pollutants.

(E) Less Than Significant Impact

Construction and operation of the proposed project would not be expected to involve materials that would create significant objectionable odors.

IV. BIOLOGICAL RESOURCES

(A.B.C.D) No Impact

According to the California Department Fish and Game Natural Diversity Data Base and the City's General Plan Land Use Element EIR, there are no sensitive biological resources located on or within the nearby vicinity of the project site. Therefore, implementation of the proposed project would not result in any adverse impacts to any onsite sensitive biological resources.

V. CULTURAL RESOURCES

(A) No Impact

According to the National Register of Historical Resources, Local List of Historical Resources and the City's General Plan Land Use Element EIR, there are no historical structures located on the project site or within the nearby vicinity. Implementation of the proposed project would not result in significant impacts to any historical structures.

(B.C.D) Less than Significant Impact

According to the City's General Plan Land Use Element EIR, the project site is not known to contain any archaeological or paleontological resources. However, the General Plan Land Use Element EIR does indicate that the City of Santa Ana has a high potential for unknown cultural resources. However, the project site has been previously graded and improved and there is minimal potential that unknown cultural resources would be encountered during subsequent grading operations.

VI. GEOLOGY/SOILS

(A-1) No Impact

According to the City's General Plan Land Use Element EIR, there are no known active earthquake faults or fault zones on the project site. Therefore, potential ground rupture impacts are unlikely.

(A-2) Less Than Significant Impact

The project site is situated within an active seismic region of southern California. According to the General Plan Land Use Element EIR, there are 38 active faults within the region of the project site. The Whittier Fault is considered to be the most dominant fault in regard to potential seismic shaking impacts. The Whittier Fault is postulated as having the potential to generate a maximum credible earthquake magnitude of 6.8. The project site could potentially be subject to moderate to severe ground shaking in the event of a major earthquake on Whittier Fault or one of the nearby faults in the southern California region. However, the seismic risk at the project site is not considered significantly different from other areas in the region. To minimize potential seismic shaking impacts, the proposed project would be subject to the seismic safety standards of the Uniform Building Code. Compliance with the Uniform Building Code would reduce potential seismic impacts to a level considered less than significant.

(A-3) Less Than Significant Impact

Liquefaction is the loss of the strength in generally cohesion less, saturated soils when the pore-water pressure induced in the soil by a seismic event becomes equal to or exceeds the overburden pressure. According to the City's General Plan Land Use Element EIR the project site is considered to have High to

Very High potential for liquefaction hazards. Through the City's development review process, the proposed project would be required to prepare a geotechnical report to address and mitigate the liquefaction constraints on the project site.

(A-4) No Impact

The project site is flat without any topographical relief. According to the City's General Plan, there are no landslide planes on the project site. Therefore, implementation of the proposed project would not result in adverse impacts in regards to landslides.

(B) Potentially Significant Unless Mitigation Incorporated

The project site would involve earthwork activity and site preparation for the construction of a building pad and parking areas. Uncovered soils on the project site could potentially result in erosion and sedimentation impacts to onsite and offsite drainage facilities. This potential impact could increase during periods of rain. To reduce potential erosion impacts to a level considered less than significant, the following mitigation measure shall be implemented.

Mitigation Measure

- Prior to the issuance of a grading permit the applicant shall submit for review and approval a surface drainage/grading/erosion control plan prepared by a registered Civil Engineer, showing the direction and means of flow to the adjacent street. The plan is to include existing and proposed elevations at and adjacent to all property lines. Drainage routed to the street must be directed beneath the sidewalk and through the curb.

(C) No Impact

According to the City's General Plan Land Use Element EIR, the proposed project site does not contain any unique geologic features. Therefore, implementation of the project would not result in adverse impacts to any unique geologic feature.

(D) Less Than Significant Impact

According to the City's General Plan Land Use Element EIR, the proposed project site is located on Omni Silt Loam Soils that have moderate shrink/swell potential, high corrosion potential

to uncoated steel and moderate potential to concrete. As part of the City's development review process, the proposed project would be required to prepare a construction-level geotechnical study to identify any needed improvements to ensure the long-term geotechnical stability of the project site.

(E) No Impact

The proposed project site is situated within an urban setting with improved infrastructure. In terms of geological stability, the proposed project site would be able to support the expansion of additional sewer facilities.

HAZARDS/HAZARDOUS MATERIALS

(A.B) Less than Significant Impact

The operation of the proposed project would not involve the routine transportation, handling or storage of large quantities of hazardous materials or waste. The proposed project is a donut shop and would not emit hazardous emissions, or involve the handling of acutely hazardous materials. However, the long-term operation and construction operations associated with the proposed project could potentially involve the handling of incidental amounts of hazardous materials, such as solvents, oils, and paints. The proposed project would be required to comply with local, state and federal requirements regarding the handling and storage of hazardous materials. Compliance with local, state and federal regulations regarding the handling and storage of hazardous materials would reduce potential hazardous material impacts to a level that is considered less than significant.

(C) No Impact

The project site was the former location of a service station. The underground storage tanks on the site were removed in accordance with local, state and federal requirements. A closure letter was issued by the Santa Ana Fire Department indicating that the project site was not contaminated. Implementation of the project would not create a significant hazard to the public or the environment.

(D) No Impact

According to the Orange County Airport Environs Land Use Plan, the project site is not located within an accident potential zone or clear zone or FAA Notification Area.

VIII. HYDROLOGY/WATER QUALITY

(A) Less Than Significant Impact With Mitigation

The primary source of water quality pollutants associated with the operation of the proposed project would be from nuisance flows. Nuisance flows are defined as runoff that occurs during periods that are not usually associated with rainfall, and are most commonly produced from landscaping irrigation, leaking pipes, and water used to wash off surfaces tributary to the street. Since nuisance flows usually originates in the street, they commonly contain many common pollutants found in streets such as oil and grease and sediment. Such pollutants could result in adverse water quality impacts to downstream receiving waters. Additionally, during construction operations, surface water runoff generated from the project site could be degraded also potentially resulting in water quality impacts to downstream receiving waters.

Commercial kitchens associated with the proposed project produces grease as a by-product of their operation. If not properly disposed of, the grease could potentially create blockage of sewer lines, which could result in damages to both public and private property. Additionally, the spillage could potentially result water quality impacts. Such impacts could potentially be in conflict with water quality standards established by the State Regional Water Quality Control Board. Additionally, during construction operations surface runoff on the project site could be potentially degraded. To reduce potential water quality impacts to a level considered less than significant the following mitigation measure shall be implemented.

Mitigation Measure

- Prior to issuance of a grading permit the applicant shall prepare an NPDES post-construction storm water management plan per Orange County Drainage Area Management Plan (DAMP) that includes all structural and non-structural Best Management Practices.

- a. Submit and have approved a surface drainage/utility plan that includes all Structural Best Management Practices.
 - b. Provide two copies of the Water Quality Management Plan that includes a description of all-applicable Structural and Non-Structural Best Management Practices, which may apply to this project.
- Building plans shall reflect that the proposed project is fitted with a grease interceptor to the size and capacity as designated by the Building Safety Division of the City of Santa Ana to mitigate impacts on the local sanitary sewer system and regional water quality. Such grease interceptor shall be regularly maintained so as to remain fully functional.

(B) No Impact

The proposed project would involve a limited amount of construction activity. It is anticipated that construction operations for the proposed project would not require de-watering activities. The long-term operation of the proposed project would not have any impact on groundwater supplies. Additionally, the proposed project would not interfere with ground water recharge because the site is not located in an area that is known to recharge the ground water system.

(C.D) Potentially Significant Unless Mitigation Incorporated

The project site is currently vacant. The proposed project would construct impervious surfaces on the project site, which would increase existing rates of surface water runoff. However, the increased rate of surface water runoff is not anticipated to be any greater than the rate of surface water runoff that occurred when the project site existed as a service station. The project site is located within an urbanized area with improved drainage facilities. Based on preliminary analysis of the project site, the City's Public Works Department has indicated that it is feasible that existing drainage facilities within the project area would be able to adequately drain the proposed project. The project would be subject to drainage assessment fees to help fund improvements to minimize cumulative drainage impacts. To insure that existing drainage facilities are adequate the following mitigation measure shall be implemented.

Mitigation Measure

- The project applicant shall submit a final run-off evaluation for review and approval showing existing and proposed facilities and methods of draining the site without exceeding the capacity of any street or adjacent storm drain facility.

(E.F.G) No Impact

According to the Flood Rate Insurance Map X0602320038F, the project site is not located within Flood Zone X and not subject to 100-year flood risks. Implementation of the proposed project would not increase the risk of flooding.

IX. LAND USE/PLANNING

(A) No Impact

The proposed project would not physically divide any established community, in that no existing residential uses are located on the project site. The proposed project would be compatible with other existing land uses in the area. No adverse land use compatibility impacts would be associated with implementation of the proposed project.

(B) Less Than Significant Impact

The proposed project is consistent with the City's General Plan. However, the project is requesting a conditional use permit for a drive through lane and after hour operation. With approval of the conditional use permit the project would be consistent with the City's Zoning Ordinance and General Plan. Implementation of the proposed project would not be in conflict with any planning programs or policies in the City.

(C) No Impact

According to the City's General Plan Land Use Element EIR, the project site is not included within any habitat conservation plan or any natural community conservation plan.

X. MINERAL RESOURCES

(A) No Impact

According to the City's General Plan Land Use Element EIR there are no areas in Santa Ana designated as significant Mineral Aggregate Resource Areas. Therefore, implementation of the proposed project would not result in the loss of any regionally or locally important mineral resource.

XI. NOISE

(A.C) Less Than Significant Impact

According to the City's General Plan Land Use Element EIR, the project site would not be impacted, by high levels of noise. Additionally, there is no sensitive land use receptors located within the immediate vicinity of the project site. The proposed project would not emit noise levels in excess of City standards, nor would employees be subject to excessive noise levels. Implementation of the proposed project would not result in a substantial permanent increase in ambient noise levels within the project area vicinity.

(B.D) Less Than Significant Impact

The proposed project would require conventional construction equipment and building practices. No significant ground borne noise impacts or ground borne vibration impacts would be associated with the proposed project. However, construction activities and construction equipment staging operations associated with the proposed project could potentially result in a short-term increase in ambient noise levels. To minimize potential construction-related noise impacts to a level considered less than significant, the project would be required to comply with City's Noise Ordinance. The Noise Ordinance would limit construction activity 7 AM to 8 PM Monday through Saturday, and not permitted on Sundays or Federal Holidays.

(E) No Impact

According to the Orange County Airport Environs Land Use Plan, the proposed project site is not located within an area that is subject to high levels of aircraft noise.

XII. POPULATION AND HOUSING

(A.B.C) No Impact

The proposed project is consistent with the General Plan. Implementation of the proposed project would not induce additional population growth into the area, nor would it displace any existing households or housing.

XIII. PUBLIC SERVICES

Fire Protection: Less than Significant Impact

The Santa Ana Fire Department would provide fire protection and emergency medical services for the proposed project. According to the Santa Ana Fire Department, implementation of the proposed project would not significantly increase the demands for fire protection services over current levels of demand within the project area and that under existing levels of manpower and equipment, they would have the ability to provide adequate fire protection services. Additionally, through the City's development review process, the fire department has reviewed and determined that the proposed project would provide adequate fire protection facilities and services.

Police Protection: Less than Significant Impact

The Santa Ana Police Department would provide police protection services for the proposed project. According to the Santa Ana Police Department, implementation of the proposed project would not significantly increase the demand for police protection services over current levels of demand within the project area and that under existing levels of manpower and equipment, they would have the ability to provide adequate police protection services. Through the City's development review process, the police department has reviewed and determined that the proposed project would provide adequate police protection facilities and services.

Schools: Less Than Significant Impact

The project site is included within the boundaries of the Santa Ana Unified School District. The proposed project involves the construction and operation of a restaurant use. Implementation of the proposed project would not generate project-specific demands for new school facilities. However, the project would be

subject to provide school impacts fees to help address cumulative impacts to school services in the School District.

Parks, Other Public Facilities: No Impact

The proposed project involves the construction and operation of a donut shop. Implementation of the proposed project would not significantly increase the demands for additional park facilities or other public facilities.

XIV. RECREATION

(A.B) No Impact

The proposed project involves the construction and operation of a donut shop. Implementation of the proposed project would not increase the demands for existing recreation facilities or generate the demand for additional recreation facilities.

XV. TRANSPORTATION/TRAFFIC

(A.B) Less Than Significant Impact

The proposed project is consistent with the City's General Plan and the traffic projections within the Circulation Element. The Public Works Department has determined that implementation of the proposed project would not result in significant project-related traffic impacts or individually or cumulatively exceed any required level of service established by the City or by the County's Congestion Management Program. To help contribute to project area transportation improvements to reduce cumulative traffic impacts the project would be required to participate in the City's Transportation System Improvement Fee Program and Regional Transportation Corridor Fee Program.

(C) No Impact

The proposed project involves the construction of a single-story fast-food restaurant. Implementation of the proposed project would not result in any changes to air traffic patterns. The proposed project would not result in any substantial safety risks related to aircraft traffic.

(D) Less Than Significant Impact

Construction operations associated with the proposed project could result in a short-term increase of construction traffic

volumes within the project area. However, the increased level of construction traffic is not expected to significantly affect the capacity of existing roadways in the project area.

(E) No Impact

As part of the City's development review process, the Fire Department has reviewed the proposed project for potential impacts in regards to emergency access. The Fire Department has determined that adequate emergency access would be provided.

(F) Less Than Significant Impact

The proposed project would provide 23 parking spaces on the building site. An additional 12 parking spaces would be available in the existing commercial center. The City's Planning Division has determined that adequate amounts of parking would be provided.

(G) No Impact

The proposed project would not be in conflict with any adopted policies regarding alternative modes of transportation. Implementation of the proposed project would not displace existing public transportation facilities.

XVI. UTILITIES

(A.B.E) Less Than Significant Impact

The City of Santa Ana and/or the Orange County Sanitation District would provide wastewater service to the project site. The treatment of wastewater would be provided at Reclamation Plant 1 in the City of Fountain Valley. The proposed project would be required to provide appropriate sewer connection fees with the city of Santa Ana and the Orange County Sanitation District. The proposed project would not significantly increase the demand for additional wastewater facilities. Mitigation measures have been identified in Section VIII of this initial study to reduce potential impacts to the project area sewer system. The proposed project would not require an increase in wastewater treatment facilities, nor would the project exceed wastewater treatment requirements of the State Regional Water Quality Control Board.

(C) Less Than Significant Impact

The project site is located within a currently developed commercial center with improved drainage facilities. Implementation of the proposed project would not significantly increase the amount of surface water runoff generated from the project site. Mitigation has been identified to insure that adequate drainage facilities are available. Implementation of the proposed project would not require the construction of new drainage facilities that would impact the environment.

(D) Less Than Significant Impact

The City of Santa Ana would provide water service to the project site. The proposed project would not significantly increase the demand for water service over current levels water demand within the project area. The proposed project is consistent with the City's Urban Water Management Plan. Through the City's development review process, the Public Works Department has indicated that the City would have the ability to provide adequate water service to the project site. No adverse impacts in regards to the provision of adequate water service would be associated with the proposed project.

(F.G) Less Than Significant Impact

The City of Santa Ana would provide solid waste disposal service for the proposed project. The proposed project would not significantly increase the demand for solid waste disposal over current levels of demand within the project area. Additionally, the City has adopted a Source Reduction and Recycling Element, which would reduce the City's overall demand for solid waste disposal. No significant adverse impacts would be associated with providing solid waste disposal service for the proposed project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

(A) No Impact

Implementation of the proposed project would not substantially reduce the habitat of fish, wildlife species, or historic structures in that no fish, wildlife populations or historic structures are known to exist on the project site.

(B) Less Than Significant Impact

Implementation of the proposed project would not result in significant cumulative impacts. The project's incremental contribution would not be cumulatively considerable because the proposed project would comply with the applicable requirements of the uniform building code, conditions of approval, mitigation measures and applicable City Ordinances, which provide specific requirements that would avoid any significant cumulative impacts within the project area.

(C) Less Than Significant Impact

The proposed project involves the construction of a donut shop. The project would not have any direct or indirect adverse impacts on human beings. Mitigation measures have been required for the construction and operation of the proposed project to insure that the project would not have a direct or indirect adverse significant impact to human beings or the environment.

XVIII DETERMINATION

Based upon the evidence in light of the whole record documented in the above environmental evaluation and cited references, I find that the proposed project could not have a significant effect on the environment and a Mitigated Negative Declaration has been prepared.

XIV REFERENCES

City of Santa Ana General Plan, September 1982

City of Santa Ana General Plan Land Use Element EIR, SC No. 97071058, October 1997,

Environmental Impact Report for the General Plan Land Use Element, August 1997

City of Santa Ana Zoning Ordinance, December 1998

South Coast Air Quality Management District CEQA Air Quality Handbook, 1993

California Environmental Quality Act Statues and Guidelines, 2001

Site Visit by Dan Bott Environmental Coordinator, December 2002

National Register of Historical Resources

City of Santa Ana Local List of Historical Resources

California Department of Fish and Game Natural Diversity Data
Base

Orange County Airport Environs Land Use Plan

Flood Rate Insurance Map X0602320038F

City of Santa Ana Noise Ordinance

City of Santa Ana Development Review Committee

XX. PREPARERS

Dan Bott, City of Santa Ana Environmental Coordinator



Environmental Checklist

For CEQA Compliance

PLANNING DIVISION

- I. **Project Title:** Krispy Kreme
- II. **Project Numbers:** ER 2002-436
- III. **Lead Agency Name and Address:** City of Santa Ana Planning Division
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
- IV. **Environmental Coordinator and Phone Number:** Dan Bott (714) 667-2719
- V. **Location:** 3601 South Bristol at the southeast corner of Bristol Street and MacArthur Boulevard.
- VI. **Environmental Determination**

On the basis of this initial evaluation, I find that:

- A. The proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- B. Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- C. The proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- D. 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 (EIR No. -) pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project, nothing further is required.
- E. Pursuant to Section 15164 of the CEQA Guidelines, an EIR (EIR No. -) has been prepared earlier and only minor technical changes or additions are necessary to make the previous EIR adequate and these changes do not raise important new issues about the significant effects on the environment. An ADDENDUM to the EIR shall be prepared.
- F. Pursuant to Section 15162 of the CEQA Guidelines, an EIR (EIR No. -) has been prepared earlier; however, subsequent proposed changes in the project and/or new information of substantial importance will cause one or more significant effects not previously discussed. A SUBSEQUENT EIR shall be prepared.

Dan Bott
Signature

5-28-2003
Date

Dan Bott
Printed Name



Environmental Checklist

For CEQA Compliance

Evaluation of Environmental Impacts:

- I. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites 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).
- II. 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.
- III. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- IV. "Potentially Significant Unless 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.

Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics – Would the project:				
A. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Damage scenic resources, including but not limited to, trees, rock outpourings and historic buildings within a state highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>



Environmental Checklist

For CEQA Compliance

Issues & Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. 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 Department of Conservation as an optional model to use in assessing impacts on agricultural farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) to non-agricultural use? (The Farmland Mapping and Monitoring Program in the California Resources Agency, Department of Conservation, maintains detailed maps of these and other categories of farmland.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Conflict with existing zoning for agricultural use or a Williamson Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| A. Conflict with or obstruct implementation of applicable Air Quality Attainment Plan or Congestion Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Violate any stationary source air quality standard or contribute to an existing or proposed 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 emission 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"/> |



Environmental Checklist

For CEQA Compliance

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E. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 IV. Biological Resources – Would the project:				
A. Have a substantial adverse impact, 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 Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Have a substantial adverse impact on any riparian habitat or natural community identified in local or regional plans, policies, and 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"/>
C. Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 V. Cultural Resources – Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
B. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to define Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Directly or indirectly disturb or destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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D. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 VI. Geology and Soils – Would the project:				
A. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Rupture of an known earthquake fault, as delineated on the most recent 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Would the project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Would the project result in the loss of a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is the project located on strata 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"/>
E. Where sewers are not available for the disposal of wastewater, is the soil capable of supporting the use of septic tanks or alternative wastewater disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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VII. Hazardous and Hazardous Materials – 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 checked="" type="checkbox"/>	<input type="checkbox"/>
B. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance 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"/>
C. Be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government Code Section 659662.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles where 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"/>
VIII. Hydrology and Water Quality – Would the project:				
A. Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. Land Use and Planning- Would the project:				
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 checked="" type="checkbox"/>	<input 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"/>
X. Mineral Resources – Would the project:				
A. 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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XI. Noise – Would the project result in:				
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 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"/>
XII. Population and Housing – Would the project:				
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) 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"/>



Environmental Checklist

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Issues & Supporting Information Sources

XIII. 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 rations, response times or other performance objectives for any of the public service: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV. 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"/> |
| 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"/> |

XV. Transportation / Traffic

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 ration on roads, or congestion at intersections?) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|



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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"/>
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 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"/>
E. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. Utilities and Service Systems

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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
D. Are sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Result in the 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"/>



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F. Is the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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, 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 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"/>