



CITY OF BISHOP

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Draft Mitigated Negative Declaration of Environmental Impact

Date: October 17, 2006

Subject: Draft Mitigated Negative Declaration of Environmental Impact

Project Title: Environmental Review /Mountain Manufactured Homes 106 MacIver Street

Project Proponent: Laura Gleason
Mountain Manufactured Homes
371 N. Main Street
Bishop, CA 93514

Project Location: The project is located at 106 MacIver Street (APN 08-120-20) within the incorporated area of Bishop, California. The site is a .74 acre parcel to the east of Main Street.

Project Description: This Initial Study concerns a request by Mountain Manufactured Homes, Inc. to place manufactured model homes and a sales office facility with site improvements at 106 MacIver Street. The project has current approval for the temporary placement of the model homes for sale without utilities provided to the units and without a permanent office facility within the units. The proponent is proposing to use one of the model homes as a sales office for the business. The facility will be providing adequate paved parking for the use and site improvements. The site was formally a hotel which was demolished in 2005

The proposed project and adjacent properties are within a C-1 zoning district (General Commercial and Retail District). The settings vary from restraints to the west, a large retail/professional facility to the south, a trailer park across MacIver St. to the north and a senior citizen manufactured home park to the east.

Proposed Findings: The Initial Study finds that the proposed project would not have a significant adverse impact on the environment for the following reasons:

- The request to develop this project is consistent with the City of Bishops General Plan land use designation of C-1 (General Commercial and Retail). The project is also consistent with the goals and policies of the General Plans land use element.
- The proposed project will not require the expansion of existing public or private utilities and services (electrical, telephone, sewer, water and solid waste disposal).

- Based upon the Initial Study and Environmental Evaluation of the proposed project, and the mitigation measures incorporated herein, the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings. The required mitigation measures are as follows:

1. Hydrology and Water Quality (Section VIII. of the Initial Study)

Potential Impacts: The proposed project has the potential to violate stormwater discharge requirements.

Proposed Mitigation: The applicant will be required to meet the standards for water quality as set forth by Lahontan Regional Water Quality Control Board. The proposed project will be required to direct drainage of all paved areas toward a storm drain interceptor (oil-water separator) before leaving the project site onto the public right of way. The project proponent will need to submit to City of Bishop detailed design plans on the oil/water separator for review and approval. Maintenance of the separator will need to be the responsibility of the proponent. By implementing this measure, this potential impact will be reduced to a less than significant level.

2. Transportation/Traffic (Section XV. of the Initial Study)

Potential Impacts: The proposed project site has two existing driveway approaches on MacIver Street that create an accessibility pedestrian hazard.

Proposed Mitigation: The two driveway approaches that service that project site shall be removed and replaced with Caltrans 2006 standard plan A87A. A City of Bishop encroachment permit must be obtained prior to this portion of the proposed project. By implementing this mitigation measure potential impact to design hazards will be reduced to a less than significant level.

The City of Bishop has determined that the project could not have a significant effect on the environment, and a Mitigated Negative Declaration will be prepared. This Initial Study has been prepared to generally describe the proposed project and solicit input from agencies and the public regarding the scope of the proposed project.

The review period for this Draft Mitigated Negative Declaration expires: November 13, 2006

The City of Bishop is not required to respond to any comments received after this date.


Richard F. Pucci - Director of Planning

10-17-06
Date

Attachments: Initial Study and Environmental Assessment
Environmental Information Form
Development Site Plan
Inyo County Assessor's Map outlining the project boundaries

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology /Soils
Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
Mineral Resources	Noise	Population / Housing
Public Services	Recreation	Transportation/Traffic
Utilities / Service Systems	Mandatory Findings of Significance	

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** 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.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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nighttime views in the area?

This project will not create a significant source of day or nighttime glare that will affect the view in the area, therefore, will have a less than significant impact on visual resources in this area.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 Resources Agency, to non-agricultural use?



The project is not located on prime or unique farmland or farmland of statewide importance, therefore, has no impact.

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



The project is located on non-agricultural land located within the City of Bishop.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?



This project site and surrounding sites are a non-agricultural use.

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

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



Air quality will not be affected by the

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<i>placement of the model homes, therefore, will not conflict with any air quality plan.</i>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>Air quality will not be affected by the placement of the model homes, therefore, will not cause a significant impact on air quality.</i>				◆
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>Air quality will not be affected by the placement of the model homes, therefore, will not cause a significant impact on air quality.</i>				◆
d) Expose sensitive receptors to substantial pollutant concentrations? <i>The project will have no impact on any sensitive receptors</i>				◆
e) Create objectionable odors affecting a substantial number of people? <i>This project will not create any objectionable odors, therefore, has no impact.</i>				◆
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? <i>The project has been and is a developed site located in the down town area, therefore, will not effect any sensitive species or there habitat.</i>				◆
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional				◆

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plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

The project has been and is a developed site located in the down town area, containing no riparian habitat or other natural sensitive community.

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?

The project is located in the downtown area, with no wetlands.

◆

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?

The proposed project is in a developed area, that will not interfere with native residents, migratory fish or wildlife movement, migration, or nursery habitat.

◆

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project will not conflict with any local policies or ordinances protecting biological resources.

◆

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?

The project will not conflict with any local, regional or state habitat conservation plan.

◆

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

◆

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<i>No historical resources have been found on the project site.</i>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? <i>No archaeological resources have been found on the project site.</i>				◆
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>The project will not destroy any unique paleontological resource or site or unique geologic feature.</i>				◆
d) Disturb any human remains, including those interred outside of formal cemeteries? <i>No human remains have been discovered, nor are any expected to exist on this project site.</i>				◆
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				◆
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. <i>There is no evidence of an earthquake fault on this site according to Alquist- Priolo Special Studies Zones, SW ¼ Bishop Quadrangle Official Map.</i>				◆
ii) Strong seismic ground shaking? <i>The project site is in a Seismic Zone 4, seismic ground shaking is a possibility. The project structures will be constructed to the HUD design and standards, therefore, this potential is considered insignificant.</i>			◆	
iii) Seismic-related ground failure, including liquefaction?				◆

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<i>Although seismic ground shaking is possible, the potential for liquefaction on site is considered minimal.</i>				
iv) Landslides? <i>The project site is a flat developed lot with the adjacent area being relatively flat; therefore, the potential to landslides has no impact.</i>				◆
b) Result in substantial soil erosion or the loss of topsoil? <i>The project site is a flat lot with adjacent properties and city streets presently developed. The potential for soil erosion will have no adverse impact.</i>				◆
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? <i>Potential impacts of unstable soils is considered less than significant.</i>			◆	
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? <i>The proposed project site is not located on expansive soils. The development of this site will not create a substantial risk to life or property due to soil stability.</i>				◆
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <i>The City of Bishop wastewater treatment facility will provide service for this project; therefore, the project will have no need for a septic tank or waste water disposal system.</i>				◆
VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? <i>The proposed project will have a less than</i>				◆

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<i>significant affect on the public through the transport, use, or disposal of hazardous materials.</i>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>There are no hazardous materials connected to the proposed project, therefore, having no impact.</i>				◆
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>There are no hazardous materials connected to the proposed project, therefore, having no impact.</i>				◆
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>The project site is not listed as a hazardous material site, therefore, will not create a significant hazard too the public or the environment</i>				◆
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? <i>This project is within one mile of the Bishop airport and is close to the normal traffic pattern for Runway 30. The project is an infill development and will not significantly increase hazard.</i>			◆	
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? <i>There is no private airstrip in the project area.</i>				◆

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g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project will not have an adverse impact with any emergency response plan or emergency evacuation plan.

◆

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?

The project site is within an urban area. The potential for a wildland fire will have no impact.

◆

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?

No violation of waste discharge or water quality requirements is anticipated, therefore, considered a less than significant impact.

◆

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Water service will be provided by the City of Bishop Public Work Department. Capacity of this water system is adequate to serve this project, therefore will have no impact on ground water supplies.

◆

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?

This project will not alter any drainage pattern, course of a stream or river or cause

◆

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any substantial erosion.

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?

◆

The project will not alter the existing drainage pattern or increase the amount of surface runoff creating flooding on or off site.

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?

◆

The project will not alter the existing drainage pattern but the site does have the potential to add polluted runoff, although, this impact could be considered less than a significant impact with mitigation incorporated.

A suitable mitigated measure would be to provide an oil/water separation on site and direct all treated site drainage onto the public right of way gutter system.

f) Otherwise substantially degrade water quality?

◆

The project shall provide oil/water separation on site and direct all site drainage to the separator. With these measures implemented this potential impact is considered less than significant.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

◆

The project site is not within a 100-year flood hazard area (Flood Insurance Rate Map Panel #060074 0001 June 19, 1985), therefore, will have no adverse impact.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

◆

The project site is not within a 100-year flood hazard area, therefore, will have no adverse

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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?

◆

Flooding due to a dam failure at this project site is a possibility according to the inundation maps prepared by Southern California Edison Co. This possibility is so remote it is considered a less than significant impact.

j) Inundation by seiche, tsunami, or mudflow?

This project site is not subject to seiche, tsunami, or mudflow, therefore will have no adverse impact.

◆

IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?

This project complies with the City of Bishop C-1 Zoning District which is general commercial and retail.

◆

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?

This project complies with the City of Bishop zoning ordinances and the goals and policies of the City's General Plan.

◆

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

This project will not conflict with any conservation plan or community conservation plan.

◆

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known

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<p>mineral resource that would be of value to the region and the residents of the state? <i>No significant mineral resources exist on this site.</i></p>				
<p>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? <i>No significant mineral resources exist on this site</i></p>				◆
<p>XI. NOISE B Would the project result in:</p>				
<p>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? <i>This project will not produce noise beyond the standards set by the City's Municipal Code (Section 8.12).</i></p>				◆
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? <i>This project will not create groundborne noise or vibration for any period of time to be considered an adverse impact.</i></p>				◆
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>This project will not increase the vicinity ambient noise levels. Therefore, will not have an adverse impact</i></p>				◆
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? <i>This project will not have temporary or periodic increase in ambient noise levels. Therefore, will not have an adverse impact.</i></p>				◆
<p>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</p>				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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to excessive noise levels?

This project is within one mile of the Bishop airport and is close to the normal traffic pattern for Runway 30. The project is an infill development and will not significantly increase exposure to airport-related noise.

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?

The project is not near a private airstrip.

◆

XII. 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)?

The proposed project will not have an adverse impact by creating substantial growth in the area either directly or indirectly.

◆

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project is the a commercial use in a commercially zoned area.

◆

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The proposed project is a commercial use in a commercially zoned area.

◆

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 ratios, response times or other performance objectives for any of the public services:

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<p>Fire protection? <i>The proposed project is a small commercial facility which will not impact fire protection services.</i></p>				◆
<p>Police protection? <i>The proposed project will not significantly impact the City of Bishop Police Department.</i></p>				◆
<p>Schools? <i>The proposed project is a small commercial facility that will add a few jobs to the area. Thus will not have an adverse impact to the school aged population of the area.</i></p>				◆
<p>Parks? <i>This Project will not have an adverse impact on the city's parks.</i></p>				◆
<p>Other public facilities? <i>The proposed project is a small commercial facility that will not substantially impact other public facilities.</i></p>				◆

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?
No. The project is a small commercial facility that will not significantly impact the use of local public parks.

◆
- 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?
The project will not require the addition of any additional recreational facilities.

◆

XV. TRANSPORTATION/TRAFFIC --

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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)?</p> <p><i>The proposed project will not cause a substantial increase in normal traffic to the existing traffic load, therefore, will have a less than significant impact on traffic conditions. Transportation permit requirements for deliveries of modular buildings will reduce related traffic impacts to less than significant.</i></p>			◆	
<p>b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</p> <p><i>The proposed project will not cause a substantial increase in normal traffic to the existing traffic load, therefore, will have a less than significant impact on traffic conditions. Transportation permit requirements for deliveries of modular buildings will reduce related traffic impacts to less than significant.</i></p>			◆	
<p>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?</p> <p><i>The proposed project will not create a change in air traffic patterns or increase air traffic related risks.</i></p>				◆
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p><i>The sites existing driveway approach design do not meet accessibility requirements or codes that create an pedestrian hazard. With mitigation incorporated these design features are considered less than significant.</i></p> <p><i>An appropriate mitigated measure would be to remove the existing driveway approaches and replace with standard Caltrans driveways in accordance with</i></p>		◆		

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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2006 standard plan A87A, which is compliant with accessibility codes.

e) Result in inadequate emergency access?
The project will not interfere with any emergency response or emergency access.

◆

f) Result in inadequate parking capacity?
The project complies with the City of Bishop commercially zoned parking requirements (Municipal Code Section 17.48.070).

◆

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
This project will have no conflict with alternative transportation programs.

◆

XVI. UTILITIES AND SERVICE SYSTEMS
B Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
Wastewater treatment will be provided for this project by the City of Bishop Public Works Department and will not exceed wastewater treatment capacity of this service provider.

◆

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?
The wastewater service provider will have adequate capacity to provide service to this project without expansion of their facility.

◆

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?
The project will not require the construction of a new off-site storm water drainage facility, therefore, have no impact

◆

d) Have sufficient water supplies available to

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p><i>The Public Works Department of the City of Bishop will provide water service to the proposed project. The water system will not require new or expanded entitlements to provide this service.</i></p>				◆
<p>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 projects projected demand in addition to the providers existing commitments?</p> <p><i>The City of Bishop Public Works Departments wastewater treatment facility has adequate capacity to serve this project demands. Therefore, will have no adverse impact on the wastewater treatment facility.</i></p>				◆
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?</p> <p><i>Inyo County Sunland Landfill has adequate solid waste capacity for the proposed property.</i></p>				◆
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste?</p> <p><i>The project will comply with all federal, state and local statutes and regulation related to solid waste.</i></p>				◆
<p>XVII. MANDATORY FINDINGS OF SIGNIFICANCE --</p>				
<p>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?</p> <p><i>The project is an in-fill development in an existing developed area which has existing</i></p>				◆

**Potentially
Significant Impact**

**Less Than
Significant with
Mitigation
Incorporation**

**Less Than
Significant
Impact**

**No
Impact**

street improvements and commercial properties with no existing plant, animal or historic resources.

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)?

The potential impacts of this infill redevelopment are not cumulatively considerable.

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

This project does not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

