



# CITY OF BISHOP

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## Draft Negative Declaration of Environmental Impact

**Date:** April 23, 2013

**Subject:** Draft Negative Declaration of Environmental Impact

**Project Title:** Environmental Review/Salvation Army Church and Store

**Project Proponent:** Salvation Army  
Major Don Bowman  
621 W. Line Street  
Bishop, CA 93514

**Project Location:** 106 MacIver Street  
Bishop, CA

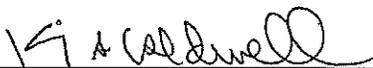
**Project Description:** The Applicant is seeking approval for a 9000 square foot church / store facility with 46 paved parking spaces on a .74 acre site located at 106 MacIver Street, Bishop. The proposed structure is a steel pre-fabricated structure with facades to enhance the aesthetic appearance. The facility will include areas for Chapel worship, Salvation Army Thrift Store and supplementary uses for administrative and social service offices, meeting rooms, classrooms, and kitchen and storage areas for the facility.

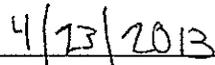
**Proposed Findings:** The Initial Study finds that the proposed project would not have a significant adverse impact on the environment for the following reasons:

- The information provided in this Initial Study indicates that there would be no significant cumulative impacts, or substantial adverse impacts on human beings, or substantial adverse impacts on fish or wildlife or sensitive species or cultural resources. No significant adverse impacts are foreseen, and no mitigation measures are required.

The City of Bishop has determined that the project could not have a significant effect on the environment, and a 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 Negative Declaration expires: May 28, 2013.

  
\_\_\_\_\_  
Keith Caldwell, Director of Planning

  
\_\_\_\_\_  
Date



10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) *Building Permit, BUHS and BUES Development Fees*

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.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Keith Caldwell – Director of Planning

Date

Signature

Date

Issues:

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			◆	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				◆
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				◆
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			◆	
<i>(a-d) The project as proposed will have the potential to obscure views of residences; however, even a two-story residence would obscure some views of the outdoors. Approval of the proposed project would not have a substantial adverse effect on any scenic vista or substantially damage any scenic resources in the area. The project is an infill</i>				

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*development that will not significantly impact the scenic resources. The project as proposed with aesthetic facade and shielded downward lighting will not create a significant source of day or nighttime glare that will affect the view in the area, or degrade the visual character or quality of the site and the surrounding area, therefore, will have a less than significant impact on aesthetics.*

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?



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



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?



*(a-c) The proposed 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?



b) Violate any air quality standard or contribute substantially to an existing or



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
projected air quality violation?				
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)?				◆
d) Expose sensitive receptors to substantial pollutant concentrations?				◆
e) Create objectionable odors affecting a substantial number of people?				◆
<i>(a-e) The proposed project does not conflict with any applicable air quality plans, create noticeable and objectionable odors or create air quality impacts to sensitive receptors (local residents), therefore, has no impact.</i>				
<b>IV. BIOLOGICAL RESOURCES -- Would the project:</b>				
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?				◆
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				◆
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?				◆
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				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				◆
<i>(a-e) The proposed project site is a developed area located within the City of Bishop. There are no undeveloped natural resources such as rivers and natural habitat areas for native plants and wildlife in the project area. The proposed project site within the City limits is developed with no wetland area to be disturbed by human activity; thus, it is not likely to contain biologically sensitive species. The proposed project along with main structure has no foreseeable or anticipated impacts to adopted conservation plans or biological resources. No Impact</i>				◆
<b>V. CULTURAL RESOURCES -- Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				◆
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				◆
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				◆
d) Disturb any human remains, including those interred outside of formal cemeteries?				◆
<i>(a-d) There are no state or federally registered/recognized cultural resources within the project area. There are no known archeological resources, unique paleontological resources, or geological features known to exist on the site. Therefore, no foreseeable or anticipated impacts to cultural resources exist. If during grading any evidence of cultural resources is uncovered,</i>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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*then all activities within the immediate area shall cease until an archeologist, paleontologist, local tribal representative or other specialist can assess and remediate the site. No Impact*

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. |  |   |  | ◆ |
| ii) Strong seismic ground shaking?   |  | ◆ |  |   |
| iii) Seismic-related ground failure, including liquefaction?   |  |   |  | ◆ |
| iv) Landslides?  |  |   |  | ◆ |
| b) Result in substantial soil erosion or the loss of topsoil?  |  |   |  | ◆ |
| 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?   |  |   |  | ◆ |
| 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?   |  |   |  | ◆ |
| 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?   |  |   |  | ◆ |

*(a-e) According to Alquist-Priolo Special Studies Zones, SW 1/4 Bishop Quadrangle Official Map there are no known or existing fault lines within the project area. The*

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*development of the site will require some grading and soil compaction. As per the City's requirement the project will require precise grading plans to be reviewed and approved by the City Engineer before grading can commence. No impact*

*(ii) The project site is in a Seismic Zone 4 Area and seismic ground shaking is always a possibility at some point in the future. Although, seismic ground shaking is possible, but ground failure and liquefaction are not normal or typical. The proposed project will be required to comply with the City of Bishops development regulations of Building and Safety Codes. The Applicant would also need to comply with State Building Codes and State Development Standards. The project site is developed and has no record of expansive soils. The City of Bishop will continue to provide wastewater treatment for this project site with no need for septic or other disposal system. Anticipated geological and soil impacts are expected to be less than significant.*

**VII. HAZARDS 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? ◆
- 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? ◆
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ◆
- 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? ◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?.				◆
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?				◆
g) Impair implementation of or physically interfere with an adopted 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? <i>(a,b)There are no foreseeable impacts to the environment or the public pertaining to hazards or hazardous materials associated with the operations of this project. (c-h) As proposed, the project will not affect the existing or proposed schools, airstrips, or people working in the project area. The proposed project will not impair the implementation of any adopted emergency response or evacuation plan. There are no identifiable significant risks associated with the urbanized residences intermixed with wildland fires.</i>				◆
<b>VIII. HYDROLOGY AND WATER QUALITY -- Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?				◆
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				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
been granted)				
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?				◆
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?				◆
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?				◆
f) Otherwise substantially degrade water quality?				◆
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?				◆
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				◆
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?				◆
j) Inundation by seiche, tsunami, or mudflow? <i>(a-j) Violation of any waste discharge or water quality requirements is not anticipated. The project will not alter any drainage pattern, course of a stream or river or cause any substantial erosion or increase the amount of surface runoff creating flooding on or off site. The project will not alter the existing drainage pattern but the site does have the potential to add polluted runoff. Best Management Practices will be implemented</i>				◆

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*during and after construction to minimize runoff. An oil/water separator that serves an adjacent site and designed to serve this site will be utilized to clean surface runoff pollutants prior to discharge into the stormwater drainage system. The project site is not in a designated floodplain as identified by FEMA nor is it subject to seiche, tsunami, or mudflow. The developer will be required to submit for approval to the City Engineer a comprehensive grading and drainage plan prior to issuance of grading and building permits. There are no foreseeable or anticipated hydrology or water quality impacts. No Impact*

**IX. LAND USE AND PLANNING - Would the project:**

- a) Physically divide an established community? ◆
- 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? ◆
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? ◆

*(a-c) The proposed Salvation Army project is consistent with the needs of an established community. Since the proposed project will be located in an area that is currently urbanized, it will not reduce the amount of usable open space, conflict with any conservation plan or physically divide an established community. No Impacts to Land-Use Planning*

**X. MINERAL RESOURCES -- Would the project:**

- a) Result in the loss of availability of a known

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mineral resource that would be of value to the region and the residents of the state?				◆
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>(a-b) There are no mineral resources of local, regional, or statewide value that have been identified in the project area. Therefore, there are no foreseeable or anticipated impacts to existing mineral resources. No Impacts to Mineral Resources</i>				◆
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?				◆
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				◆
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				◆
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				◆
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?				◆
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? <i>(a-f)The proposed project will be required to comply with the City of Bishop's noise standards (Section 8.12) as would any other project. There are no predictable or</i>				◆

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*anticipated noise impacts from this proposed project that would be generated either indoors or outdoors. No substantial permanent increase in ambient noise level is anticipated from this project. This proposed project should not expose persons or generate excessive ground borne vibration or ground borne noise levels. As designed the proposed project will not affect the existing or proposed schools, airstrips, or people working in the project area. Short-term noise levels may increase during grading and construction activities associated with the development of the project. However, this phase of the project is relatively short in length and conducted during the daytime hours when the majority of people are awake or at work. No Impact*

**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)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

◆  
  
◆  
  
◆

*(a-c) There are no other foreseeable or anticipated impacts to population or housing. The project will not induce growth directly or indirectly. No Impact*

**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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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:

- |                          |  |  |   |
|--------------------------|--|--|---|
| Fire protection?         |  |  | ◆ |
| Police protection?       |  |  | ◆ |
| Schools?                 |  |  | ◆ |
| Parks?                   |  |  | ◆ |
| Other public facilities? |  |  | ◆ |

*(a) The proposed project would not result in the need for new or alter any government facilities. Since the proposed project is located within the City boundaries, it will not reduce the amount of usable open space in any city park. There is no anticipated need for additional public services above the levels established. No Impacts*

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?			◆
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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?			◆
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*(a-b) The proposed project will not change the established land use pattern or cause a population growth in the area or the City. There are no foreseeable or anticipated impacts to existing parks or recreation facilities. No Impact*

XV. TRANSPORTATION/TRAFFIC --

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?			◆	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				◆
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?				◆
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				◆
e) Result in inadequate emergency access?				◆
f) Result in inadequate parking capacity?			◆	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				◆

*(a-e, g) The proposed project will not cause a substantial increase in normal traffic to the existing traffic load and have no conflict with alternative transportation programs.*

*The proposed project will not change any established circulation patterns in the area or the City. The construction phase of the project would produce limited traffic increases to the project site; but the increase would not be considered a significant impact. Once construction ceases, traffic patterns would return to normal with very little additional increase in traffic load from current levels. There may be some increase in traffic generated by the proposed facility during*

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*special events i.e., worship services, funerals, wedding. There are no foreseeable or anticipated transportation or traffic related impacts from this proposed project, therefore, will have a less than significant impact on traffic conditions.*

*(f) The proposed project will at times need to provide both on and off-site parking for the church or special events. The supporting parking analysis finds and recommendations conclude that only on the worse case scenario would the demand exceed the supply. In that case the overflow would be required to park on the street and adjacent private parking areas. The project proponent has provided signed memorandum of understanding with adjacent properties for overflow parking, which mitigates the facility parking capacity. Less than Significant Impact*

**XVI. UTILITIES AND SERVICE SYSTEMS**  
Would the project:

- |  |   |
|--|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | ◆ |
| 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? | ◆ |
| 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?          | ◆ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | ◆ |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to   | ◆ |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
serve the projects projected demand in addition to the providers existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?				◆
g) Comply with federal, state, and local statutes and regulations related to solid waste? <i>(a-g) There is no anticipated need for additional utilities and service systems above the levels already established. Existing drainage will not be affected by the proposed facility, but the increase in storm water should be designed to be filtered onsite before entering storm drain system. Best Management Practices will be required and no substantial amount of storm water will be generated downstream. The project will comply with all federal, state and local statutes and regulation related to solid waste. No Impact</i>				◆
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
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?				◆
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)?				◆
c) Does the project have environmental effects which will cause substantial adverse effects on				◆

**Potentially  
Significant Impact**

**Less Than  
Significant with  
Mitigation  
Incorporation**

**Less Than  
Significant  
Impact**

**No  
Impact**

human beings, either directly or indirectly?

*(a-c) The proposed project is not anticipated to result in any conclusive, associated or cumulatively, adverse environmental effects. The proposed project does not have any significant environmental effects, which will cause substantial adverse effects on human beings either directly or indirectly. No Impact*

119 Mac Iver  
119 Mac Iver St

Mac Iver Street

106 Mac Iver  
106 Mac Iver St

916 N Main  
916 N Main St

198 #12

198 #13

198 #14

198 #15

198 #16

198 #17

198 #18

198 #1

198 #2

198 #3

198 #4

198 #5

198 #6

198 #7

198 #8