

**CITY OF LOMPOC  
ENVIRONMENTAL CHECKLIST FORM**

**A. PROJECT INFORMATION:**

<b>Project Title:</b> Development Review	<b>Project No:</b> DR 06-04
<b>Lead Agency Name and Address:</b> City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	<b>Contact Person and Phone Number:</b> Lucille T. Breese, AICP City Planner (805) 875-8273
<b>PROJECT DESCRIPTION / LOCATION:</b>	
Locate a mural at the following locations:	
<ol style="list-style-type: none"> <li style="margin-bottom: 10px;">1) 115 North H Street (Lompoc Record, north wall) Assessor Parcel Number: 85-121-04 Zoning: Old Town Commercial (OTC) Land Use Designation: Old Town Commercial</li> <li style="margin-bottom: 10px;">2) 200 South H Street (Lompoc Museum, adjacent to and parallel to alley behind museum) Assessor Parcel Number: 85-202-15 Zoning: Commercial Office (CO)                      *Identified as City Landmark No.1 in Land Use Designation: Community Facility              Cultural Resources Study</li> <li style="margin-bottom: 10px;">3) 400 East Ocean Avenue (Hi Restaurant, east wall and wall on south-west end of building) Assessor Parcel Number: 85-172-01 Zoning: Central Business (C2) Land Use Designation: Office Commercial</li> <li style="margin-bottom: 10px;">4) 111 South I Street (Chamber of Commerce, south wall) Assessor Parcel Number: 91-103-06                      *Identified as City Landmark No. 2 in Zoning: Old Town Commercial (OTC)                      Cultural Resources Study Land Use Designation: Old Town Commercial</li> <li style="margin-bottom: 10px;">5) 100 East Ocean Avenue ( First American Title Co., south wall) Assessor Parcel Number: 85-162-01 Zoning: Old Town Commercial (OTC) Land Use Designation: Old Town Commercial</li> <li style="margin-bottom: 10px;">6) 1420 East Ocean Avenue (Lompoc Bowling Alley, east, north, and west walls) Assessor Parcel Number: 85-150-17 Zoning: Planned Commercial Development (PCD) Land Use Designation: General Commercial</li> <li style="margin-bottom: 10px;">7) 114 South J Street ( Storage Shed, north wall) Assessor Parcel Number: 91-103-16 Zoning: Old Town Commercial (OTC) Land Use Designation: Old Town Commercial</li> <li style="margin-bottom: 10px;">8) 820 North H Street (Mid State Bank, north and west walls) Assessor Parcel Number: 87-031-05 Zoning: Planned Commercial Development (PCD) Land Use Designation: General Commercial</li> </ol>	

<b>Public Agencies with Approval Authority</b> (Including permits, funding, or participation agreements): City of Lompoc	
<b>Project Applicant, Name and Address:</b> Gene Stevens Lompoc Mural & Public Arts Coalition P.O. Box 2841 Lompoc, CA 93438 (805) 736-4567	<b>Project Consultant:</b> N/A
<b>General Plan Designation:</b> See above	<b>City Zoning Designation:</b> See above
<b>Surrounding Land Use Designation:</b> Varies	<b>Surrounding Land Uses:</b>
<b>Environmental Setting:</b> Existing urbanized area.	
<b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b> 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.	
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Transportation / Traffic	

**B. ENVIRONMENTAL IMPACTS:**

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

<b>I. AESTHETICS</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Comments:

- a) The proposed murals will not have a substantial adverse impact on a scenic vista as the proposed murals are not located on buildings in the immediate area identified as a scenic vista on the City of Lompoc Urban Design Features Map in the Urban Design Element of the City's General Plan, adopted in October of 1997.
- b) The proposed murals will not substantially damage scenic resources within a state scenic highway, as the sites are not located adjacent to a state scenic highway.
- c) The visual character or quality of the sites will not be changed, as the murals will be installed on existing buildings, with the exception of the location of a mural adjacent to the building located at 200 South H Street (Lompoc Museum). The installation of murals will not change the architectural style or negatively impact the existing buildings.
- d) Lighting is not proposed for any of the murals; therefore, they will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

<b>II. AGRICULTURAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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?				X

Comments:

- a) The proposed murals will not 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 as the murals will be installed on or adjacent to existing buildings on sites that have been previously developed.
- b) The proposed murals will not conflict with existing zoning for agricultural use, or a Williamson Act contract, as the proposed mural sites are not zoned for agricultural use.
- c) The proposed mural sites will not involve changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, as the proposed mural sites have been previously developed and the murals will be installed on existing buildings or adjacent to an existing building.

<b>III AIR QUALITY</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X

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)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

a-d) The proposed murals will not conflict with or obstruct implementation of the applicable air quality plan, or violate any air quality standard or contribute substantially to an existing or projected air quality violation. The murals will be located on existing buildings or adjacent to an existing building, and therefore, no construction will take place that will violate any air quality standard.  
 e) The proposed murals will not create any objectionable odors affecting a substantial number of people.

<b>IV. BIOLOGICAL RESOURCES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Comments:

a-d) The proposed murals will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will the proposed murals affect federally protected wetlands, nor will the proposed murals affect migratory wildlife corridors, nor will the proposed murals affect biological resources, because the murals are proposed on sites that have been previously developed in an urbanized area and are not identified in the Lompoc General Plan as being in an area of biological significance.

e) The proposed mural sites are not identified on the "Biologically Significant Areas" Map located in the City of Lompoc General Plan, adopted October 1997.

f) The murals are proposed on existing buildings and adjacent to an existing building on properties within an urbanized area on sites that have been previously developed. The City of Lompoc Biological Resources Study, prepared by Arthur D. Little in February 1987, identifies no biological resources that will be impacted by the proposed mural sites.

<b>V. CULTURAL RESOURCES</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Comments:

a-b) The proposed murals will not cause a substantial adverse change in the significance of a historical or archaeological resource, as identified in Section 15064.5, because the installation of murals will not change the architectural style of the buildings and will not negatively impact a building listed as a cultural, historical, or archaeological resource. There are two proposed mural sites identified in the City of Lompoc Cultural Resource Study, prepared October 1988 by Laurence W. Spanne, M.A., as having a historical or archaeological resource on the site. The Lompoc Museum (200 South H Street), formerly the Lompoc Library, constructed in 1910, is Lompoc City Landmark No.1, and houses the Ruth Indian Artifact Collection and Lompoc Valley Historical displays. The proposed mural will be placed to the rear of the site, parallel to the alley, and will depict similar Ruth Indian Artifacts, as displayed in the Museum. Currently there is a mural located adjacent to the rear of the building, facing Cypress Avenue. The Chalkrock Building, (111 South I Street), which was constructed of large blocks of hand-hewn diatomaceous rock in 1891, is Historic City Landmark No. 2, and is currently occupied by the Lompoc Valley Chamber of Commerce. The proposed mural is to be attached to the south wall of the building. It should be noted that a mural currently exists on the western wall of this structure.

c) The proposed murals will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The proposed mural sites are not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

d) The proposed murals will not disturb any human remains, including those interred outside of formal cemeteries. The proposed mural sites are not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

<b>VI. GEOLOGY AND SOILS</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
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?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

a) The proposed mural sites are not identified on the City of Lompoc General Plan "Geologic and Soils Hazards" Map as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the murals will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b-e) Based upon the 1987 study by the Morro Group, "City of Lompoc Seismic and Geologic Conditions Study", the proposed mural sites are not subject to unusual geologic activity nor does they have unique features.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X

Comments:

a-c) The proposed murals will not create a significant hazard to the public or the environment as no hazardous materials will be used or stored on the sites.

d) The proposed murals will not be located on sites that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment, based on a check of the lists prepared by the Certified Unified Program Agency of unauthorized releases and fuel tank locations.

e-f) A few of the proposed murals are located within two miles of the Lompoc Municipal Airport, however, they are proposed on existing buildings on sites that have been previously developed, and would not result in a safety hazard for people residing or walking in the project area. The proposed mural sites are not located within the vicinity of a private airstrip.

g) The proposed mural sites will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the murals will not involve the installation of permanent barriers to travel.

h) The proposed murals will not 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, because the sites of the proposed murals are located in the urbanized area of the City of Lompoc.

VIII. HYDROLOGY AND WATER QUALITY  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
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)?				X
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?				X
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.				X
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?				X
f) Otherwise substantially degrade water quality?				X
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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Comments:

a-e) The proposed murals will not violate any water quality standards or waste discharge requirements; the murals will not substantially deplete groundwater supplies or interfere with groundwater recharge; the murals will not substantially alter the existing drainage pattern of the site or area; the murals will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.

f) The proposed murals will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.



- g) The proposed murals are located outside the 100-year flood hazard area as mapped on the federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- h) The proposed murals will not 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.
- i-j) The proposed murals will not create a threat of inundation by seiche, tsunami, or mudflow. The proposed mural sites are located approximately 8 miles from the ocean, so tsunamis are very unlikely. The sites are also not located near a water body or a significant slope or volcano, so mudflows and seiches are very unlikely.

<b>IX. LAND USE AND PLANNING</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Comments:

- a) The proposed murals will not physically divide an established community, as they will be located within the existing City limits in an established area.
- b) The proposed murals will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, as the proposed use is consistent with the City General Plan and Zoning Ordinance.
- c) There is not a habitat conservation plan or natural community conservation plan, which applies to the sites, therefore, there will be no conflict with such a plan.

<b>X MINERAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

Comments:

- a-b) The proposed murals will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the "Mineral Resources" Map in the Lompoc General Plan, adopted October 1997, does not identify any of the proposed sites as being a locally important mineral resource recovery site.

<b>XI. NOISE</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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?				X
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?				X

Comments:

a-b) The proposed murals will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, nor will they expose persons to excessive groundborne noise levels.

c) The proposed murals will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d) The proposed murals will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

e-f) A few of the proposed murals are located within two miles of the Lompoc Municipal Airport, however, they are proposed on existing buildings or adjacent to buildings on sites that have been previously developed, and would not expose people residing or working in the project area to excessive noise levels. The project is not located within the vicinity of a private airstrip.

<b>XII. POPULATION AND HOUSING</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

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

a) The proposed murals will not 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 and other infrastructure).

b-c) The proposed murals will not displace any people or housing, necessitating the construction of replacement housing elsewhere.

<b>XIII. PUBLIC SERVICES</b> Would the project result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:				X
b) Fire Protection?				X
c) Police protection?				X
d) Schools?				X
e) Parks?				X
f) Other public facilities?				X

Comments:

a-f) The proposed murals will not result in substantial adverse physical impacts associated with the provision of or 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 Fire, Police, Schools, Parks, or other public services, because the sites are currently within an urbanized area which is already adequately served by City services. The City has sufficient resources to provide required services.

<b>XIV. RECREATION</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

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?				X
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Comments:

a-b) The proposed murals will not 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.

<b>XV. TRANSPORTATION/CIRCULATION</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
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?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Comments:

a) The proposed murals will not 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) because the murals will not induce a substantial increase in traffic or impact street capacity.

b) The proposed murals will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the murals will not substantially increase the amount of traffic in the area.

c) The proposed murals will not 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 because the proposed murals will be located on existing buildings or adjacent to buildings.

d) The proposed murals will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) as the murals are proposed on sites that have been previously developed.

e-f) The proposed murals will not result in inadequate emergency access or parking capacity, as the murals are proposed on sites that have been previously developed.

g) The proposed murals will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the murals will not result in blocked roadways, bikeways or reduced parking.

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
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?				X
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?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

a) The sites are currently developed. The proposed murals will not change wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board; will not require the construction of new water or wastewater treatment facilities; and will not require the construction of new storm water drainage facilities.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>  Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?				X
b) 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)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

<b>DETERMINATION:</b> On the basis of this initial evaluation:	
X	I find that the proposed project COULD NOT have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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 to the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> 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 <b>ENVIRONMENTAL IMPACT REPORT</b> 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 <b>NEGATIVE DECLARATION</b> , pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.