



# CITY OF BISHOP

377 West Line Street - Bishop, California 93514  
P. O. Box 1236 - Bishop, California 93515  
City Hall 760-873-5863 Public Works 760-873-8458  
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## **Draft Negative Declaration of Environmental Impact**

**Date:** August 4, 2010

**Subject:** Request of Zone Change / 187 Edward Street

**Project Title:** Environmental Review / Zone Change

**Project Proponent:** Sabrina Associates  
3533 Brookside Drive  
Bishop, CA 93514

**Project Location:** The proposed zone change is one parcel of the 100 block of Edward Street (APN 01-162-02).

**Project Description:** This Initial Study concerns a request by Sabrina Associates of a zone change of 187 Edward Street. The present zoning is R-1, single family residential district. The proposed zone change would be R-2000P, medium high density residential district and/or professional and administrative offices. The proposed zone change would affect one privately owned parcel located at 187 Edward Street (APN 01-162-02). A petition was circulated to the property owners in the adjacent area which seventeen have signed with no opposition to the proposed zone change. The proposed zone change would tie two separate R-2000 zones together which would create a consistent zone between a C-1 zone district (General Commercial and Retail) and a R-1 zone district (Single Family Residential).

The City of Bishop General Plan description for Office and Professional:

This commercial land use category is somewhat specialized and oriented toward commercial or professional services which provide in an office environment, rather than retail activity. Professional offices, medical, dental, real estate, insurance and financial offices are examples of such uses. Many of these uses might also be located within other commercial areas, particularly General Commercial. However, this category is more exclusive, providing a buffer or transition between residential areas and other more intensive non-residential uses. Office and Professional uses can often utilize former residential structures on the fringe of the CBD. Higher density residential development is compatible with the purpose and intent of uses in this category, depending on scale and location. The General Plan designates approximately 23 acres for Office and Professional land use within the City of Bishop.

**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 zone change is consistent with the City of Bishop's General Plan land use designation and description of R-2000P (Medium High Density Residential and/or Professional and Administrative Offices).
- The proposed project will not require the expansion of existing public or private utilities and services (electrical, telephone, sewer, water, storm water drainage and solid waste disposal).
- 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 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: September 8, 2010.

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

  
Richard F. Pucci, Director of Planning

8-10-10  
Date



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## Environmental Checklist Form

1. Project title: *Environmental Review / Zone Change 187 Edward Street*
2. Lead agency name and address: *City of Bishop*  
*377 W. Line Street*  
*Bishop, Ca 93514*
3. Contact person and phone number: *Richard F. Pucci 760/873-5863*
4. Project location: *187 Edward Street*  
*Bishop, CA 93514*
5. Project sponsor's name and address: *Sabrina Associates*  
*3533 Brookside Drive*  
*Bishop, CA 93514*
6. General plan designation:  
*Existing - Single Family Residential*  
*Proposed - Medium High Density and/or Professional*  
*and Administrative Office*
7. Zoning: *Existing R-1*  
*Proposed R-2000-P*
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)  
*This Initial Study concerns a request by Sabrina Associates of a zone change of 187 Edward Street. The present zoning is R-1, single family residential district. The proposed zone change would be R-2000P, medium high density residential district and/or professional and administrative offices. The proposed zone change would affect one privately owned parcel located at 187 Edward Street (APN 01-162-02). A petition was circulated to the property owners in the adjacent area which seventeen have signed with no opposition to the proposed zone change. The proposed zone change would tie two separate R-2000 zones together which would create a consistent zone between a C-1 zone (General Commercial and Retail) and an R-1 zone (Single Family Residential).*

9. Surrounding land uses and setting: Briefly describe the project's surroundings:  
*Land use to the north of the proposed zone change is C-1, to the west R-2000-P, to the east R-2000 and to the south R-1. Settings in the adjacent areas are commercial/retail to the north and along West Line Street, professional office and single family occupancies to the west, single and multi-family occupancies to the east and single family occupancies to the south.*
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)  
*None*

**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.

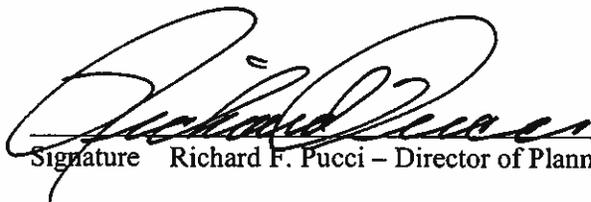
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made

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 Richard F. Pucci – Director of Planning

8-10-10  
 Date

Signature

Date

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				◆
<i>The project site is an existing residential area, that will not have an impact on any scenic vista</i>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>There are no scenic resources on the proposed project site, therefore will not substantially damage any scenic resources.</i>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings? <i>This project will not have an adverse impact on the existing visual character or the quality of the site and its surroundings.</i>				◆
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? <i>This project will not create any more nighttime light than what is already present. This project, therefore, will have a no impact on visual resources in this area.</i>				◆
<b>II. AGRICULTURE RESOURCES:</b> 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? <i>The project is not located on prime or unique farmland or farmland of statewide importance, therefore, has no impact.</i>				◆
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project is located on non-agricultural land located within the City of Bishop.</i>				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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?</p> <p><i>This project site and surrounding sites are a non-agricultural use.</i></p>				◆
<p>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:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p><i>This project will not compromise air quality, therefore, will have no conflict or obstruct an air quality plan.</i></p>				◆
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p><i>This project will not compromise air quality; therefore, will have no impact on air quality.</i></p>				◆
<p>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)?</p> <p><i>This project will not compromise air quality; therefore, will have no impact on air quality.</i></p>				◆
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p><i>This project will not expose sensitive receptors to substantial pollutant concentrations.</i></p>				◆
<p>e) Create objectionable odors affecting a substantial number of people?</p>				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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*This project will not create any objectionable odors, therefore, has no impact.*

**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?



*The project is an existing residential area, therefore, will not effect any sensitive species or there habitat.*

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?



*The project is an existing residential 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 an existing residential 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 an existing residential area that will not interfere with*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>native residents, migratory fish or wildlife movement, migration, or nursery habitat.</i>				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <i>The project will not conflict with any local policies or ordinances protecting biological resources.</i>				◆
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? <i>The project will not conflict with any local, regional or state habitat conservation plan.</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? <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</i>				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>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 potential for ground shaking is considered insignificant to this project.</i>				◆
iii) Seismic-related ground failure, including liquefaction? <i>Although seismic ground shaking is possible, the potential for liquefaction is considered insignificant to this project.</i>				◆
iv) Landslides? <i>The potential for landslides is considered insignificant to this project.</i>				◆
b) Result in substantial soil erosion or the loss of topsoil? <i>The project has no potential for soil erosion, therefore, having 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?				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>This project is an already developed area, the potential 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?

*The proposed project will not create a substantial risk to life or property due to soil stability.*



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?

*The City of Bishop wastewater treatment facility is already providing service for this project; therefore, the project will have no need for a septic tank or waste water disposal system.*



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?

*The proposed project will have no impact on the public through the 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?

*The proposed project will not release hazardous materials into the environment, therefore, creating no hazard to the public or environment.*



c) Emit hazardous emissions or handle

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p><i>There is a school within a ¼ mile of the project site. The proposed project will not release hazardous materials into the environment, therefore, creating no hazard to the public or environment</i></p>				◆
<p>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?</p> <p><i>The project is not listed on the State of California Department Toxic Substances Control as a hazardous materials site, therefore, having no 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 result in a safety hazard for people residing or working in the project area?</p> <p><i>This project is not in a flight pattern of a public airport, therefore, will have no adverse impact on the safety of people working in the project area.</i></p>				◆
<p>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?</p> <p><i>There is no private airstrip in the project area.</i></p>				◆
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> <p><i>The project will not have an adverse impact with any emergency response plan or emergency evacuation plan.</i></p>				◆

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

*The project is an existing developed street and property, therefore, having no adverse 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)?

*The project is an existing developed street and property 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 any substantial erosion.*



d) Substantially alter the existing drainage pattern of the site or area, including through



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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?</p> <p><i>The project will not alter the existing drainage pattern or increase the amount of surface runoff creating flooding on or off site.</i></p>				
<p>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?</p> <p><i>The project will not alter the existing drainage pattern or increase the amount of surface runoff to exceed the storm water drainage system capacity.</i></p>				◆
<p>f) Otherwise substantially degrade water quality?</p> <p><i>No impact.</i></p>				◆
<p>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?</p> <p>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.</p>				◆
<p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p><i>The project site is not within a 100-year flood hazard area, therefore, will have no adverse impact.</i></p>				◆
<p>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?</p> <p><i>Flooding due to a dam failure at this project</i></p>			◆	

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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*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 does not divide an established community. It may create a buffer between a commercial use zone and a residential use zone. The proposed zone change is considered to be a less than significant impact.*



b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

*The project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, therefore, having no impact.*



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.*



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>No mineral resources exist on this site.</i>				◆
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 mineral resources exist on this site</i>				◆
XI. NOISE B 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? <i>This project will not produce noise beyond the standards set by the City's Municipal Code (Section 8.12).</i>				◆
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>				◆
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>				◆
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</i>				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>periodic increase in ambient noise levels. Therefore, will not have an adverse impact.</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 expose people residing or working in the project area to excessive noise levels? <i>The project area is not near an airport.</i>				◆
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>The project is not near a private airstrip.</i>				◆
<b>XII. POPULATION AND HOUSING --</b>				
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)? <i>The proposed project will not have an adverse impact by creating substantial growth in the area either directly or indirectly.</i>				◆
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <i>The proposed project has a potential of displacing existing housing but not in substantial numbers, therefore, will have a less than significant impact.</i>			◆	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>The proposed project has the potential of displacing people but not in substantial numbers, therefore, will have a less than significant impact.</i>			◆	

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

Fire protection?

*The proposed project will not significantly impact the City of Bishop Fire Department*

Police protection?

*The proposed project will not significantly impact the City of Bishop Police Department.*

Schools?

*The proposed project will not have an adverse impact to the school aged population of the area.*

Parks?

*This Project will not have an adverse impact on the city's parks.*

Other public facilities?

*The proposed project will not substantially impact other public facilities.*

**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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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*No. The project 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:

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)?



*The proposed project will not cause a substantial increase in traffic to the existing traffic load; therefore, will have a less than significant impact on traffic conditions.*

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?



*The proposed project will not cause a substantial increase in traffic to the existing traffic load; therefore, will have a less than significant impact on traffic conditions.*

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?



*The proposed project will not create a change in air traffic patterns or an increase in air traffic levels.*

d) Substantially increase hazards due to a

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <i>The propose project will not create hazards due to design or incompatible uses.</i>				◆
e) Result in inadequate emergency access? <i>The project will not interfere with any emergency response or emergency access.</i>				◆
f) Result in inadequate parking capacity? <i>Any proposed professional or administration facility will have to comply with the City of Bishop commercially zoned parking requirements (Municipal Code Section 17.48.070), therefore, will have a less than significant impact.</i>			◆	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <i>This project will have no conflict with alternative transportation programs.</i>				◆
<b>XVI. UTILITIES AND SERVICE SYSTEMS</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>This project is an existing developed area which will not exceed wastewater treatment capacity of this service provider.</i>				◆
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? <i>The wastewater service provider will have adequate capacity to provide service to this project without expansion of there facility.</i>				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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?</p> <p><i>This project is an existing developed area; therefore expansion to this facility is not required.</i></p>				◆
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p><i>The water system will not require new or expanded entitlements to provide service to this already developed area.</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 wastewater treatment facility has adequate capacity to provide service to this already developed area.</i></p>				◆
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the projects 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>				◆

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE --**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<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 a proposed zone change to an existing residential developed area to residential and/or professional and administrative offices, which will not eliminate, degrade, reduce, restrict or endanger existing plant, fish and animal environment or historic resources.</i></p>				◆
<p>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)?</p> <p><i>The potential impacts are not cumulatively considerable to effect past, current, or future projects.</i></p>				◆
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>This project does not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.</i></p>				◆

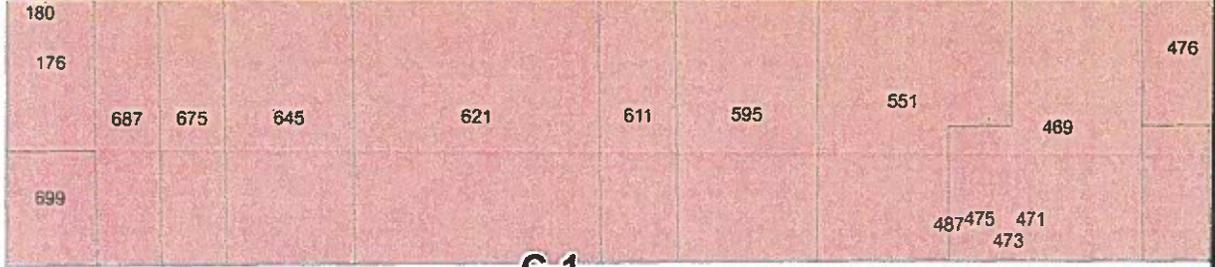
# Edward Street Zone Change

**R-2000**

Court Place (pvt)  
486  
474  
224  
475

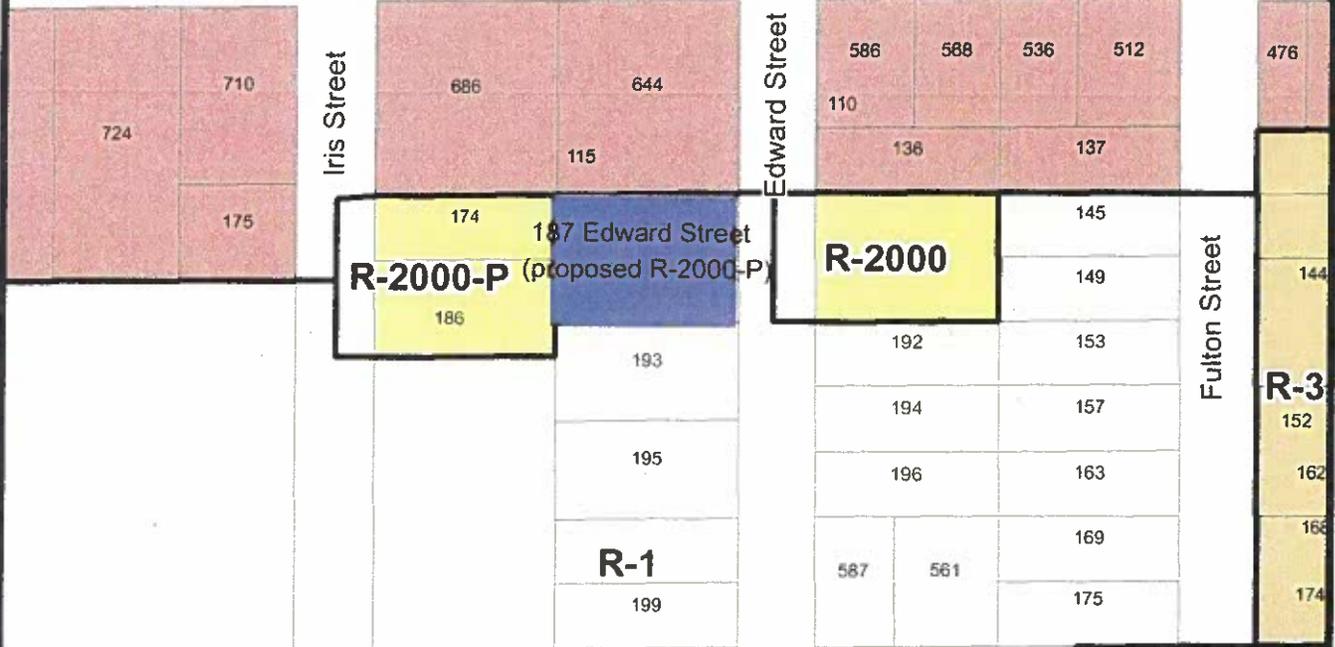
Home Street

Church Street



**C-1**

West Line Street



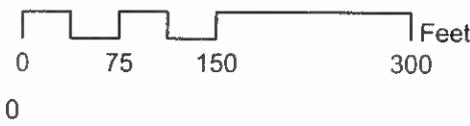
**R-2000-P** (proposed R-2000-P)

**R-2000**

**R-1**

**R-3**

**C-2**



Proposed zone change of 1 parcel (187 Edward Street) from R-1 to R-2000-P, which will be consistent with existing zoning