



# CITY OF BISHOP

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## **Draft Negative Declaration of Environmental Impact**

**Date:** February 2, 2012

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

**Project Title:** Environmental Review / RJG Plaza Signage

**Project Proponent:** Randy Gillespie  
RJG Investments LLC  
174 South Main Street  
Bishop, Ca 93514

**Project Location:** The project will be located at RJG Plaza, 174 South Main Street (APN 01-182-40) within the incorporated area of Bishop, California.

**Project Description:** This Initial Study concerns a request by RJG Plaza to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial Districts. The proposal is for 504 square feet of signage for four separate business occupancies at 174 South Main Street. The proposed signage will be in several locations on site; four 48 square feet wall signs attached to the facility west facing wall, one round wall sign (existing) of plus/minus 72square feet and one fifteen feet by twenty five feet monument sign structure with five separate 48 sq. ft. signs attached. Three of the business occupancies will have 96 sq. ft. of signage apiece, the fourth will have 144 sq. ft. of signage and the RJG Plaza will have 72 sq. ft. of signage.

**Proposed Finding:** Based upon the Initial Study and Environmental Evaluation of the proposed project, 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 review period for the Draft Negative Declaration expires: March 9, 2012

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

\_\_\_\_\_  
Date 2/2/2012

**City of Bishop**

**Environmental Initial Study**

February 2, 2012

1. Project title: *Environmental Review / RJG Plaza Signage*
2. Lead agency name and address: *City of Bishop  
377 W. Line Street  
Bishop, Ca 93514*
3. Contact person and phone number: *Keith Caldwell 760/873-5863*
4. Project location: *174 S. Main Street  
Bishop, CA 93514  
APN 01-182-40*
5. Project sponsor's name and address: *Randy Gillespie  
RJG Investments LLC  
174 South Main Street  
Bishop, Ca 93514*
6. General plan designation: *General Commercial and Retail*
7. Zoning *C-1*
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 RJG Plaza to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial Districts. The proposal is for 639 square feet of signage for four separate business occupancies at 174 South Main Street. The proposed signage will be in several locations on site; four 48 square feet wall signs attached to the facility west facing wall, one round wall sign (existing) of plus/minus 72square feet and one 15ft. x 25 ft. monument sign structure with five separate 75 sq. ft. signs attached. Three of the business occupancies will have 123 sq. ft. of signage, the fourth will*

have 198 sq. ft. of signage and RJG Plaza will have 72 sq. ft. of signage.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:  
*The project parcel and adjacent parcels have zoning designations of C-1 General Commercial and Retail. The setting to the west is US 395 (Main St.), to the north is a sporting goods store, to the south is Short Street and to the east is an office facility.*
  
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)  
*City of Bishop building and conditional use permits*

**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:



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>a) Have a substantial adverse effect on a scenic vista?</p> <p><i>The project site is an existing retail facility with paved parking lot. The proposed signage will be placed on the existing structure west facing wall and a proposed fifteen feet by twenty-five feet monument sign structure. The increase in signage will change the scenic view but not so much to consider a significant effect on scenic vistas.</i></p>			◆	
<p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p><i>There are no scenic resources on the proposed project site, therefore will not substantially damage any scenic resources.</i></p>				◆
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p><i>The proposed project is an infill development with existing signage. The proposed project will be increasing existing signage and installing four wall signs to the existing structures west facing wall which will have a less than significant impact on the existing visual character or the quality of the site and its surroundings.</i></p>			◆	
<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p> <p><i>The intensity of the lighting of the signs, especially the monument sign shall be kept to a minimum so as not to increase the fugitive light from the facility. With this measure implemented, substantial light and glare will have a less than significant impact on day or nighttime views.</i></p>			◆	

II. AGRICULTURE RESOURCES: In

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ◆

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

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

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

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

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

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

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

*This project will not compromise air quality,*

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>therefore, will not effect any sensitive species or there habitat.</i>				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? <i>The project site is an existing developed facility containing no riparian habitat or other natural sensitive community.</i>				◆
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? <i>The project site is an existing developed facility with no wetlands.</i>				◆
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? <i>The project site is an existing developed facility that will not interfere with 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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>				◆
V. CULTURAL RESOURCES -- Would the project:			◆	
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? <i>There are no known historical resources on the project site. Should evidence of potential significant historical or cultural resources be discovered during construction of the project, a mitigation plan shall be developed and completed prior to further construction or earth disturbance. By implementing the above measures the project will have a less than significant effect on historical or cultural resources?</i>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? <i>See V (a) above</i>				◆
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>The project will not destroy any unique paleontological resource or site or unique geologic feature.</i>				◆
d) Disturb any human remains, including those interred outside of formal cemeteries? <i>No human remains have been discovered, nor are any expected to exist on this project site.</i>				◆
VI. GEOLOGY AND SOILS -- Would the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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>Seismic ground shaking at the project site is a possibility. The proposed signs will be attached to a structure that is constructed to the 2010 California Building Code requirements and standards. Therefore, this potential is considered less than significant.</i>			◆	
iii) Seismic-related ground failure, including liquefaction? <i>The project signage will be attached to an already structural designed and constructed facility, therefore, having no impact.</i>				◆
iv) Landslides? <i>The project site is level land with the adjacent area within 2 to 3 miles being relatively flat; therefore, the potential to landslides has no impact.</i>				◆
b) Result in substantial soil erosion or the loss of topsoil? <i>The project site is a flat paved lot with adjacent properties and city streets presently developed.</i>				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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*Therefore having no impact.*

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?

◆

*While the surrounding area is prone to earth quake activity and contains numerous earthquake fault lines, the project site is not located within any earthquake fault zone.*

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?

◆

*See VI. ( iii) above*

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?

◆

*There is a waste water disposal system already in place, therefore, having no impact.*

**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 project will not transport, use, or dispose hazardous material, therefore have no impact.*

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?

◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>The project will not create a significant hazard to the public.</i>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>There is not a school within a 1/4 mile of the project site, therefore, will have no impact.</i>				◆
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>This project site is not located on a list of hazardous material sites.</i>				◆
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? <i>This project is within one mile of the Bishop airport and is close to the normal traffic pattern for Runway 30. The project will not significantly increase safety hazard.</i>				◆
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>There is no private airstrip in the project area.</i>				◆
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>The project will not have an adverse impact with any emergency response plan or emergency evacuation plan.</i>				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?</p> <p><i>The project site is within an urban area. The potential for a wild land fire will have no impact.</i></p>				◆
<b>VIII. HYDROLOGY AND WATER QUALITY -- Would the project:</b>				
<p>a) Violate any water quality standards or waste discharge requirements?</p> <p><i>The project will not impact water quality standards.</i></p>				◆
<p>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)?</p> <p><i>Water service will not be required for the proposed project.</i></p>				◆
<p>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?</p> <p><i>This project will not alter any drainage pattern, course of a stream or river or cause any substantial erosion.</i></p>				◆
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or</p>				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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 site is an existing developed facility surrounded by developed area. 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 storm water 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>The project will not substantially degrade water quality, therefore, have 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><i>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.</i></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</p>			◆	

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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failure of a levee or dam?  
*Flooding due to a dam failure at this project site is a possibility according to the inundation maps prepared by Southern California Edison Co. This possibility is so remote it is considered a less than significant impact.*

j) Inundation by seiche, tsunami, or mudflow? ◆  
*This project site is not subject to seiche, tsunami, or mudflow, therefore will have no adverse impact.*

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

a) Physically divide an established community? ◆  
*This project will not physically divide an established community, therefore, have no 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 will conflict with the jurisdiction zoning ordinance. Approval of a conditional use permit to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial districts is required.*

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.*

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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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?



*No mineral resources exist on this site.*

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?



*No mineral resources exist on this site.*

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?



*This project will not produce noise beyond the standards set by the City's Municipal Code (Section 8.12).*

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?



*This project will not create ground borne noise or vibration for any period of time to be considered an adverse impact.*

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?



*This project will not increase the vicinity ambient noise levels. Therefore, will not have an adverse impact.*

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the



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project?

*This project will not have temporary increases in ambient noise levels above or beyond the current ambient noise level of the adjacent highway and commercial area.*

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?

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

◆

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

*The project is not near a private airstrip.*

◆

**XII. POPULATION AND HOUSING --**

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

◆

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

*The proposed project is a commercial use on a commercially zoned property.*

◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

*The proposed project is a commercial use on a commercially zoned property.*

◆

### 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?

*No Impact*

◆

Police protection?

*No Impact*

◆

Schools?

*No Impact*

◆

Parks?

*No Impact*

◆

Other public facilities?

*No Impact*

◆

### 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?

*The project will not impact the use of local public parks.*

◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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?</p> <p><i>The project will not require the addition of any additional recreational facilities.</i></p>				◆
<p>XV. TRANSPORTATION/TRAFFIC -- Would the project:</p>				
<p>a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?</p> <p><i>The proposed project will not cause a substantial increase to the existing traffic load, therefore, will have no impact.</i></p>				◆
<p>b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</p> <p><i>The proposed project will not cause a substantial increase in traffic to the existing traffic load, therefore, will have no impact.</i></p>				◆
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?</p> <p><i>The proposed project will not create a change in air traffic patterns or an increase in air traffic levels.</i></p>				◆
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>The proposed project will not substantially increase hazards due to a design feature or incompatible use, therefore have no impact.</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>The project will have no impact on parking capacity.</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</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>The project will have no impact on wastewater treatment requirements.</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>There will be no impact on waste water treatment facilities...</i>				◆
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? <i>The project will have no impact on storm</i>				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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*water drainage facilities.*

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

*The project will have no impact on sufficient water supplies.*



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?

*The project will have no adverse impact on the wastewater treatment facility.*



f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

*The project will have no adverse impact on solid waste disposal needs.*



g) Comply with federal, state, and local statutes and regulations related to solid waste?

*The project will comply with all federal, state and local statutes and regulation related to solid waste.*



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

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal



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or eliminate important examples of the major periods of California history or prehistory?

*The project site is an existing commercial development surrounded by commercially developed properties with no existing endangered plant, animal or historic resources.*

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

*The potential impacts are not cumulatively considerable to effect past, current, or future projects.*



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

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





***GOLDEN STATE CYCLE***

***174 S. Main St***

***Bishop, Ca. 93514***

***760-872-1570***

To Whom It May Concern:

Our dealer agreement with American Honda Motor Corporation and Yamaha Motor Corporation, states we need to use their OEM Corporate signage to maintain us to be an authorized dealer.

Since I have tenants in the same plaza, I feel that there sign which falls below the City of Bishop requirements of 80 sq. ft. and it should be a uniformed structure. Being a uniformed structure it will be more appealing for the public. If it is not uniformed I'm convinced it will look very unprofessional and unappealing.

The American Honda Sign & Yamaha Sign is shown below



(FUTURE)

(FUTURE)

Mountain View  
Animal Hospital

  
**YAMAHA**

**GOLDEN STATE CYCLE**

  
**HONDA**

**AT HOUSE**  
**FISH MARKET**  
DRS. NORTH

Books  
←

168

H  
HOSPITAL

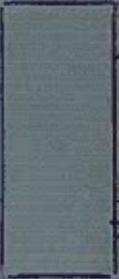
SHOES ST

SAVINGS  
SPOUTING ECOD

BOOKS

OPEN

4x12 TYP



4x12 TYP

**GOLDEN STATE**

4x12

**Mountain View**  
Animal Hospital

4x12 TYP



1744A

1748

FOR LEASE  
COMMERCIAL REAL ESTATE  
MULTIPLE LISTENING SERVICE



102 S Main 120 E Line

112 S Main 106 S Main

118 S Main

136 E Line

124 S Main

136 S Main

144 S Main

150 S Main

156 S Main

174 S Main

113 Short

Location of proposed sign

South Main Street

Short Street

200 S Main

120 Short

130 Short

218 S Main

224 S Main

30 St