



CITY OF BISHOP

COPY

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Draft Mitigated Negative Declaration of Environmental Impact

Date: December 18, 2006

Subject: Proposed Negative Declaration of Environmental Impact

Project Title: Environmental Review / Fendon Warehouse

Project Proponent: Jerry Fendon
3578 Ranch View Lane
Bishop, CA 93514

Project Location: The project will be located at 162 Willow Street within the incorporated area of Bishop, California. The site is a 0.25 acre vacant dirt lot.

Project Description: The proposed project is a request by Jerry Fendon to construct a 4,768 square foot warehouse facility with site improvements at 162 Willow Street. The proposed project will be within a C-2 zoning district (General Commercial). Site improvements will include upgrades of a 24 ft. two way access driveway, site drainage system, adequate paved parking and existing driveway access removed and replaced with curb, gutter and sidewalk. The proponent of the project will be required to dedicate an additional four foot to an existing driveway easement to be consistent with the City's minimum twenty-four two-way driveway standard.

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

- The request to develop this project is consistent with the City of Bishop's General Plan land use designation of C-2 (General Commercial). The project is also consistent with the goals and policies of the General Plans land use element.
- The proposed project provides for and is consistent with the City of Bishop Municipal Code requirements for parking, landscape and other public improvements.
- The proposed project will not require the expansion of existing public services (electrical, telephone, sewer, water, and solid waste disposal).
- Based upon the Initial Study and Environmental Evaluation of the proposed project, and the mitigation measures incorporated herein, the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings. The required mitigation measures are as follows:

IX. LAND USE AND PLANNING (Section IX. of the Initial Study).

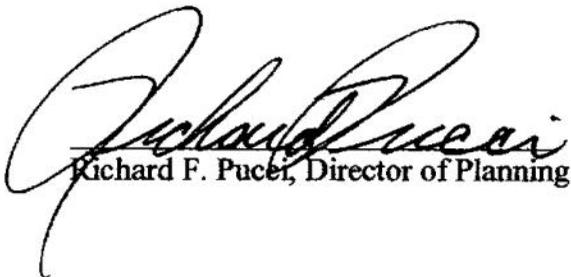
Potential Impacts: The width of an existing driveway easement that services three adjacent parcels does not meet the City's minimum standard for a two way driveway. Bishop Municipal Code, Section 17.52.080.

Proposed Mitigation: The project proponent will be required to grant an additional four foot to an existing 20 ft. driveway easement which will bring the driveway into compliance with the City's minimum 24 ft. two-way driveway standard. By implementing this mitigation measure potential impact to design hazards will be reduced to a less than significant level.

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

The review period for this Draft Mitigated Negative Declaration expires: January 8, 2007.

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


Richard F. Pucet, Director of Planning

12-18-06
Date

Attachment: Initial Study and Environmental Assessment
Environmental Information Form and Information
Development Site and Elevation Plan

City of Bishop

Environmental Checklist Form

1. Project title: Environmental Review / Fendon Warehouse
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: 162 Willow Street
Bishop, CA 93514
(APN 01-134-27)
5. Project sponsor's name and address: Jerry Fendon
3578 Ranch View Lane
Bishop, CA 93514
6. General plan designation: General Commercial
7. Zoning C-2
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.)
An Initial Study of a request by Jerry Fendon to construct a 4,768 square foot warehouse facility with site improvements at 162 Willow Street which is in a C-2 zoning district. Site improvements will include upgrades of a 24 ft. two way access driveway, site drainage system, adequate paved parking, existing superceded driveway access removal and replacment with curb, gutter and sidewalk. The proposed use is consistent with C-2 zoning. The proponent of the project will be required to dedicate an additional four foot to an existing driveway easement to be consistent with the City's minimum twenty-four two-way driveway standard.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The subject property and adjacent parcels to the north, south and east are in a C-2 zoning district (General Commercial). Zoning to the west is C-1-(General Commercial and Retail District). Commercial facilities are set to the north, south, east and west of the proposed project. The property to

the west is used for retail and service, the property to the east is a wood working shop and storage, the properties to the south include an apartment building, work shops and storage.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
Building permits from the City of Bishop. Otherwise 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 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

12-18-06
Date

Signature

Date

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista?

This project is an infill development that will not significantly impact the scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no scenic resources on the

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properties, and the site is not on a state scenic highway, therefore will not substantially damage any scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?



This project development is consistent with zoning and surrounding uses and will not have an adverse impact on the existing visual character or the quality of the site and its surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?



This project will not create a significant source of day or nighttime glare that will affect the view in the area, therefore, will have no impact on visual resources in this area. Exterior lighting on the site will be selected or shielded to only illuminate development property.

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

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



The project is not located on prime or

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<i>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>				◆
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? <i>This project site and surrounding sites are a non-agricultural use.</i>				◆
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? <i>By providing a paved driveway and parking area, this project will not conflict with or obstruct implementation of any applicable air quality plan, therefore, will have no impact. Driveway and parking area is unpaved prior to development.</i>				◆
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>By providing a paved driveway and parking area, this project will not violate any air quality standard, therefore, will have no impact.</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				◆

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standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>No Impact.</i>				
d) Expose sensitive receptors to substantial pollutant concentrations? <i>This project will not expose sensitive receptors to substantial pollutants, therefore, will have no impact.</i>				◆
e) Create objectionable odors affecting a substantial number of people? <i>This project will not create any objectionable odors, therefore, will have 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 is a vacant dirt lot with no apparent sensitive species, 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, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? The project is a vacant dirt lot containing no riparian habitat or other natural sensitive community.				◆
c) Have a substantial adverse effect on federally protected wetlands as defined by				◆

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<p>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?</p> <p><i>The project is within an already developed area, with no wetlands.</i></p>				
<p>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?</p> <p><i>The project is within an already developed area that will not interfere with native residents, migratory fish or wildlife movement, migration, or nursery habitat.</i></p>				◆
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p><i>The project will not conflict with any local policies or ordinances protecting biological resources.</i></p>				◆
<p>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?</p> <p><i>The project will not conflict with any local, regional or state habitat conservation plan.</i></p>				◆
<p>V. CULTURAL RESOURCES -- Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?</p> <p><i>No historical resources have been found on the project site.</i></p>				◆

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<p>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></p>				◆
<p>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></p>				◆
<p>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></p>				◆
<p>VI. GEOLOGY AND SOILS -- Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving</p>				◆
<p>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 1/4 Bishop Quadrangle Official Map.</i></p>				◆
<p>ii) Strong seismic ground shaking? <i>The project site is in a Seismic Zone 4, seismic ground shaking is a possibility. The project structures will be constructed to the Uniform Building Code seismic zone 4</i></p>			◆	

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<i>requirements and standards. Therefore, this potential is considered less than significant.</i>				
iii) Seismic-related ground failure, including liquefaction? <i>Although seismic ground shaking is possible, ground failure and liquefaction is not expected.</i>			◆	
iv) Landslides? <i>The project site is a flat lot 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 developed lot with adjacent properties and city streets presently developed. The potential for soil erosion will have no adverse impact.</i>				◆
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>The project is an infill development, potential impacts of unstable soils are considered less than significant.</i>			◆	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>The proposed project site is not located on expansive soils. The development of this site will not create a substantial risk to life or property due to soil stability.</i>				◆
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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where sewers are not available for the disposal of waste water?

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

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?

There are no hazardous materials connected to the proposed project, 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?

There are no hazardous materials connected to the proposed project, therefore, have no impact.



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

There are no hazardous materials connected to the proposed project, therefore, have no impact.



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?

The project site is not listed as a hazardous materials site, therefore, have no impact.



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<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 within one mile of the Bishop airport and is close to the normal traffic pattern for Runway 30. The project is an infill development and will not significantly increase hazard.</i></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>				◆
<p>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?</p> <p><i>The project site is within an urban area. The potential for a wildland fire will have no impact.</i></p>				◆
<p>VIII. HYDROLOGY AND WATER QUALITY -- Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements?</p> <p><i>Both city sewer and water are available to</i></p>				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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the site and the project will be providing its own drainage management, 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)?



Water service will be provided by the City of Bishop Public Work Department. Capacity of this water system is adequate to serve this project, therefore will have no impact on ground water supplies. Site drainage will be disposed by infiltration which will act to recharge groundwater.

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 infiltrate all drainage from the site, on site. The project will not alter any other 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 the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?



The project will provide its own drainage management system, therefore, decreasing the amount of surface runoff. The project

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<i>will not alter any other drainage pattern.</i>				
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? <i>The project will provide its own drainage management system, therefore, will not increase the amount of surface runoff to exceed the stormwater drainage system capacity.</i>				◆
f) Otherwise substantially degrade water quality? <i>The project shall provide a filtered drainage system on site and direct all site drainage to this system. With this measure implemented the potential impact is considered less than significant.</i>			◆	
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? <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>				◆
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <i>The project site is not within a 100-year flood hazard area, therefore, will have no adverse impact.</i>				◆
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? <i>Flooding due to a dam failure at this project site is a possibility according to the</i>			◆	

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 lies within an existing C-2 Zone (General Commercial) which will not physically divide an established community.



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

The project proponent will be required to grant an additional four foot to an existing 20 ft. driveway easement which will bring the driveway into compliance with the City's minimum 24 ft. two-way driveway standard. Excluding the above mentioned requirement the project is consistent with the goals and policies of the City's General Plan and Municipal Code



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

The project will not conflict with any conservation plan or community



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conservation plan.

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 known significant 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 known significant 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 groundborne vibration or groundborne noise levels?



This project will not create groundborne 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.

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<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p><i>The project will have temporary increases in ambient noise levels during construction but will not be above or beyond the current ambient noise level of the nearby highway and adjacent commercial area.</i></p>				◆
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p> <p><i>This project is within one mile of the Bishop airport and is close to the normal traffic pattern for Runway 30. The project is an infill development and will not significantly increase exposure to airport-related noise.</i></p>				◆
<p>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?</p> <p><i>The project is not near a private airstrip.</i></p>				◆
<p>XII. POPULATION AND HOUSING -- Would the project:</p>				
<p>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)?</p> <p><i>The proposed project will not have an adverse impact by creating substantial growth in the area either directly or indirectly.</i></p>				◆
<p>b) Displace substantial numbers of existing housing, necessitating the construction of</p>				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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replacement housing elsewhere?
The proposed project will not displace substantial numbers of existing housing, therefore, will have no impact on housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
The project will not displace substantial numbers of people; therefore will not necessitate replacement housing.



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 is a small single story warehouse facility which will not impact fire protection services.



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



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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?

No. The proposed project is an infill development which 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



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management agency for designated roads or highways? <i>The proposed project will not cause a substantial increase in traffic to the existing traffic load; therefore, will have a no impact on traffic conditions.</i>				
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? <i>The proposed project will not create a change in air traffic patterns or an increase in air traffic levels.</i>				◆
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <i>With the project providing a two-way driveway, driveway approach and appropriate signage increased hazards due to design will 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 does comply with the City of Bishop commercially zoned parking requirements for a warehouse facility, therefore, will have no 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>				◆

XVI. UTILITIES AND SERVICE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>Wastewater treatment will be provided to this project by the City of Bishop Public Works Department and 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>				◆
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 proposed project is an infill development providing its own storm water management system, therefore, will not result in increases of stormwater drainage significant enough to warrant the expansion of existing stormwater facilities.</i>				◆
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>The Public Works Department of the City of Bishop will provide water service to the proposed project. The water system will not require new or expanded entitlements to provide this service.</i>				◆
e) Result in a determination by the				

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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? <i>The City of Bishop Public Works Departments wastewater treatment facility has adequate capacity to serve this project demands. Therefore, will have no adverse impact on the wastewater treatment facility.</i>				◆
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs? <i>Inyo County Sunland Landfill has adequate solid waste capacity for the proposed property.</i>				◆
g) Comply with federal, state, and local statutes and regulations related to solid waste? <i>The project will comply with all federal, state and local statutes and regulation related to solid waste.</i>				◆
h) Does the project have any existing sewer or water service systems? <i>The project site does have existing sewer and water laterals through the center of the site which service adjacent properties. The City encourages the proponent and adjacent property owners move these service laterals onto an existing easement which would eliminate any current or future effects the services may have on the project.</i>				
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				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>The project is an infill development with no potential of degrading the quality of the environmental 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>				◆