



CITY OF BISHOP

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Draft Negative Declaration of Environmental Impact

Date: September 11, 2014

Project Title: Environmental Review / DK Woodworks

Project Proponent: David Kuznitz
P.O. Box 1024, Rt. 1
Crowley Lake, CA 93546

Project Location: 474 East Line Street
Bishop, CA 93514
APN 01-143-25

Project Description: This Initial Study concerns a request by David Kuznitz to construct an approximate 6500 sq. ft. woodworking shop with showroom and site improvements at 474 E. Line Street. The scope of the proposed project will demolish the existing structures to allow the construction of the proposed structure with site improvements. The site improvements will include parking, site drainage and landscape. The proposed project will be compliant the parcels land use and zone designation. The structure will incorporate an enclosed dust collection and filtering system and exterior sound walls to reduce sound transmission to acceptable levels.

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

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

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

The review period for this Draft Negative Declaration expires: October 14, 2014.

Gary Schley

Gary Schley, Planning Director

September 11, 2014

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
City of Bishop building permit.

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.

Gary Schley

Signature Gary Schley –Planning

09/11/2014

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?



The project site is currently an older commercial facility in need of clean-up and repair with surrounding commercial uses. The proposed project is considered an in-fill development which will be in compliance with zoning standards. Although the project will have a different look than the existing site it will have a less than significant effect on scenic vistas.

- 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 proposed project site, therefore will not substantially damage any scenic resources.

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<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p><i>This project is an infill development that will not have an adverse impact on the existing visual character or the quality of the site and its surroundings. The proposed development will be architecturally design structures with landscape.</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>Proposed down lighting will lessen glare and blend in with existing street lighting and the adjacent property lighting in the area, therefore, will have a less than significant impact on day or nighttime views.</i></p>			◆	
<p>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:</p>				
<p>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?</p> <p><i>The project is not located on prime or unique farmland or farmland of statewide importance, therefore, has no impact.</i></p>				◆
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p><i>The project is located on non-agricultural land located within the City of Bishop.</i></p>				◆
<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-</i></p>				◆

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



During construction dust will be generated which can be controlled by watering disturbed construction areas, sweeping streets and paved areas and covering vehicles used for hauling dirt and debris. The project proponent must comply with Best Management Practices which will eliminate such dust and emissions during construction. A secondary source permit from Great Basin Air Pollution Control District will be required for the existing site demolition. By implementing these measures; the potential impact will be reduced to a less than significant level.

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



With the above measures implemented during construction, construction dust will not cause a significant impact on air quality. The proposed woodshop use could have the potential to increase air born particles with the sawdust created. The project proposes a highly efficient dust collection system which would filter 100% of the particles created. The collection system is contained within the structure with filtered air returned back into the work space of the shop. Therefore, have a less than significant impact.

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)?



Future plans for the facility may include a finishing spay booth. If installed building permits

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will be required for the booth. The booth would also be required to meet all OSHA and EPA standards for commercial spray booths. Filtered venting of the spray booth would be required to be a distance away from and directed away from other occupancies. The project is not proposing a spray booth as part of the project at this time, therefore no impact on criteria pollutant and air quality.

d) Expose sensitive receptors to substantial pollutant concentrations?

By implementing the above measures for controlling construction dust and woodshop duct collection this project will have no impact on any sensitive receptors.



e) Create objectionable odors affecting a substantial number of people?

As proposed this project will not create any objectionable odors, therefore, has no impact. If the project proposes a finishing spray booth at a later date the booth will be required to meet all applicable codes and standards for spray booths.



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 infill development with several established trees. The proposed project identifies and will retain the existing trees, therefore, the project will not affect any sensitive species or their habitat.



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?

The project site contains no riparian habitat or



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other sensitive natural 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 site is an existing urban parcel containing 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 project site is an existing urban parcel that will not interfere with native residents, migratory fish or wildlife movement, migration, or nursery habitat.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?



The project will not conflict with any local policies or ordinances protecting biological resources.

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?



The project will not conflict with any local, regional or state habitat conservation plan.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?



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

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<i>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 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 project site is in a Seismic Zone 4, seismic ground shaking is a possibility. The project structures will be constructed to the current building code seismic standards. Therefore, this potential is considered less than significant.</i>			◆	
iii) Seismic-related ground failure, including liquefaction?			◆	

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<i>Although seismic ground shaking is possible, the potential for liquefaction on site is considered minimal.</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. With the development of the project site 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>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.</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 where sewers are not available for the disposal of waste water? <i>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.</i>				◆

VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p><i>The proposed project will have a less than significant affect on the public through the transport, use, or disposal of hazardous materials.</i></p>			◆	
<p>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?</p> <p><i>The construction phase of this project would involve the short-term use of hazardous materials (paints, solvents, etc.) Compliance with the requirements set forth by the City's Building and Safety Department for transporting, handling and storing of hazardous materials this impact is considered less than significant.</i></p>			◆	
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p><i>There is not a school within a 1/4 mile of the project site, therefore, will have no impact.</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>This project site is not located on a list of hazardous material sites.</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 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 a safety hazard.</i></p>				◆

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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>				◆
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? <i>The project site is within an urban area. The potential for a wild land fire will have no impact.</i>				◆
VIII. HYDROLOGY AND WATER QUALITY				
-- Would the project:				
a) Violate any water quality standards or waste discharge requirements? <i>The site drainage or stormwaters will require a filtered system installed which will clean storm waters prior to entering the City street. A design for the site drainage system and grading shall be provided and approved prior to issuance of a building permit. With these requirements in place violations of any water quality standards will be less than significant.</i>			◆	
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)? <i>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</i>				◆

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<i>supplies.</i>				
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? <i>This project will not alter any drainage pattern, course of a stream or river or cause any substantial erosion.</i>				◆
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? <i>The project site is a flat graded lot surrounded by developed area with a curb and gutter drainage system. The project will not alter the existing drainage pattern or increase the amount of surface runoff creating flooding on or off site.</i>				◆
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? <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>				◆
f) Otherwise substantially degrade water quality? <i>By filtering the sites storm waters prior to entering the City's drainage system the project will not have an adverse impact on water quality.</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				◆

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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 inundation maps prepared by Southern California Edison Co. This possibility is so remote it is considered a less than significant impact.</i>			◆	
j) Inundation by seiche, tsunami, or mudflow? <i>This project site is not subject to seiche, tsunami, or mudflow, therefore will have no adverse impact.</i>				◆
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? <i>This project is consistent with the City of Bishop General Plan and C-2 zoning district.</i>				◆
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? <i>This project complies with the City of Bishop zoning ordinances and the goals and policies of the City's General Plan.</i>				◆
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>This project will not conflict with any conservation plan or community conservation plan.</i>				◆

X. MINERAL RESOURCES -- Would the

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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>The project is proposing exterior walls with high STC ratings which will reduce noise levels below standards set by the City's General Plan and Municipal Code (Section 8.12).</i>				◆
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? <i>This project will not create ground borne noise or vibration that might be felt beyond the project site.</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 have temporary increases in ambient noise levels during construction but will not be above or beyond the current ambient noise level of the adjacent highway and commercial area.</i>				◆
e) For a project located within an airport land use plan or, where such a plan has not been adopted,				

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<p>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 replacement housing elsewhere?</p> <p><i>The proposed project is the construction of a commercial use on a commercially zoned parcel.</i></p>				◆
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p><i>The proposed project is the construction of a commercial use on a commercially zoned parcel.</i></p>				◆
<p>XIII. PUBLIC SERVICES</p>				
<p>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</p>				

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or other performance objectives for any of the public services:				
Fire protection? <i>The proposed project is a small commercial manufacturing facility which will not impact fire protection services. The proposed structure will have a fire suppression system as required by current building codes.</i>				◆
Police protection? <i>The proposed project will not significantly impact the City of Bishop Police Department.</i>				◆
Schools? <i>The proposed project is a small commercial retail facility that will not have an adverse impact to the school aged population of the area.</i>				◆
Parks? <i>This project will not have an adverse impact on the city's parks.</i>				◆
Other public facilities? <i>The proposed project is a small commercial facility that will not substantially impact public facilities.</i>				◆
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? <i>No. The project is a small commercial facility that will not significantly impact the use of local public parks.</i>				◆
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? <i>The project will not require the addition of any additional recreational facilities.</i>				◆

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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)? <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>				◆
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion 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 result 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>Plans and details for the improvement of sidewalk, driveway, drainage and grading shall be developed and approved prior to building permit issuance. By implementing appropriate landscape, surface markings, two-way driveway width, line of sight at the driveway egress and compliance with ADA requirements, this potential impact is considered to be less than significant.</i>			◆	
e) Result in inadequate emergency access? <i>The project will not interfere with any emergency response or emergency access.</i>				◆

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f) Result in inadequate parking capacity? <i>The project complies with the City of Bishop commercially zoned parking requirements (Municipal Code Section 17.48.070).</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 SYSTEMS B				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>Wastewater treatment will be provided by the City of Bishop Public Works Department and will not exceed wastewater treatment capacity.</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 project will not require the expansion of a storm water drainage system, therefore, have no impact.</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 water system will not require new or expanded entitlements to provide water service.</i>				◆
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				◆

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<p>projects projected demand in addition to the providers existing commitments?</p> <p><i>City of Bishop wastewater treatment facility has adequate capacity to serve the proposed project demands. Therefore, will have no adverse impact on the wastewater treatment facility.</i></p>				
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p><i>Inyo County Sunland Landfill has adequate solid waste capacity for the proposed project</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>				◆
<p>XVII. MANDATORY FINDINGS OF SIGNIFICANCE --</p>				
<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 site is an existing commercial developed parcel with no existing plant, animal 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 projects potential impacts are not cumulatively considerable to effect past, current, or future projects.</i></p>				◆

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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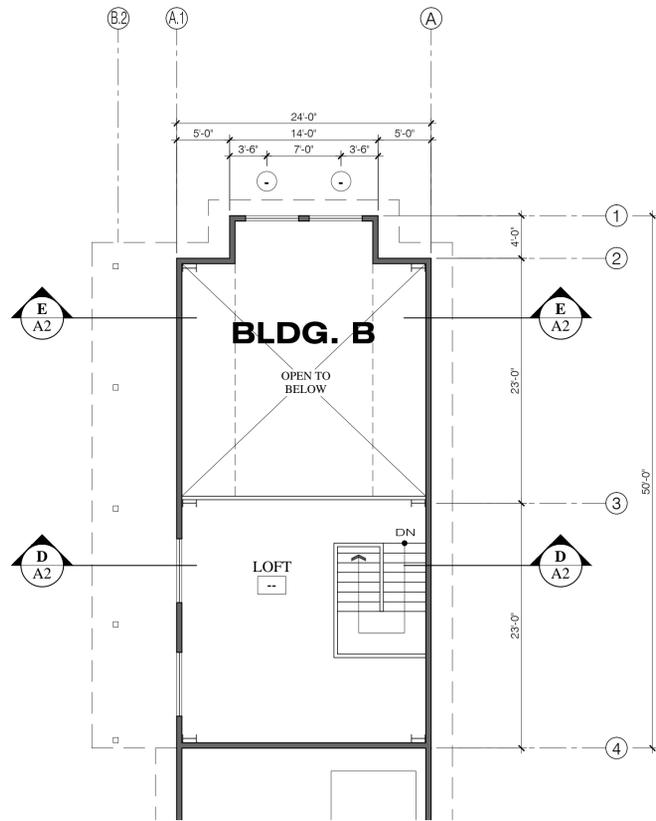
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As the project is proposed with filtering systems and high STC rated exterior walls it will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

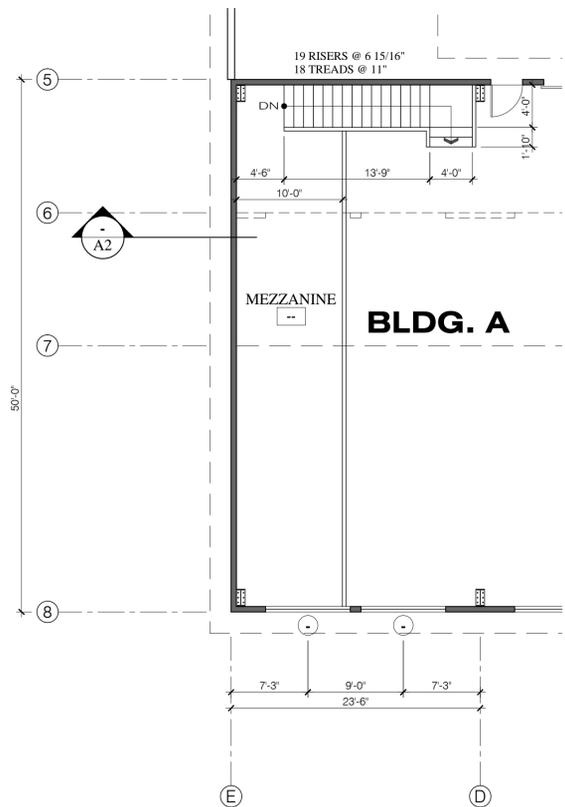


Project Plans may be review at:

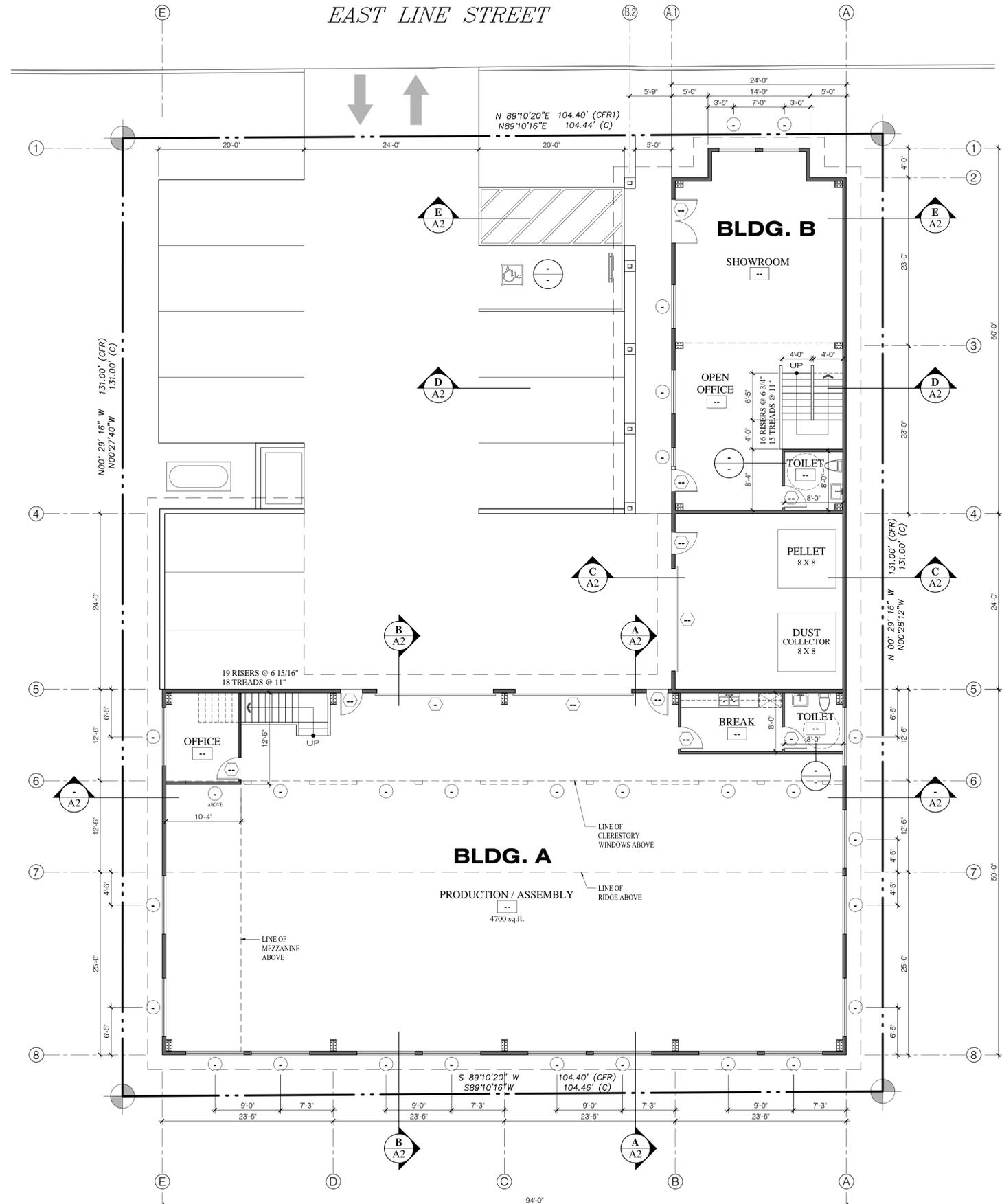
City of Bishop Public Works Department
377 West Line Street
Bishop, CA



Upper Floor Plan Bldg. B



Mezzanine Plan Bldg. A



Ground Floor Plan



Revisions	By

design
 Elliott F. Brainerd ARCHITECT
 P.O. Box 416
 Mammoth Lakes, CA
 93546
 (760) 934-9708

DK Woodworks
 David Kuznitz
 P.O. Box 1024, route #1
 Crowley Lake, California 93546
 (760) 935-4793

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Checked	EB
Date	JUNE, 2014
Scale	1/8" = 1'-0"
Job No.	2013 - 02
Sheet	

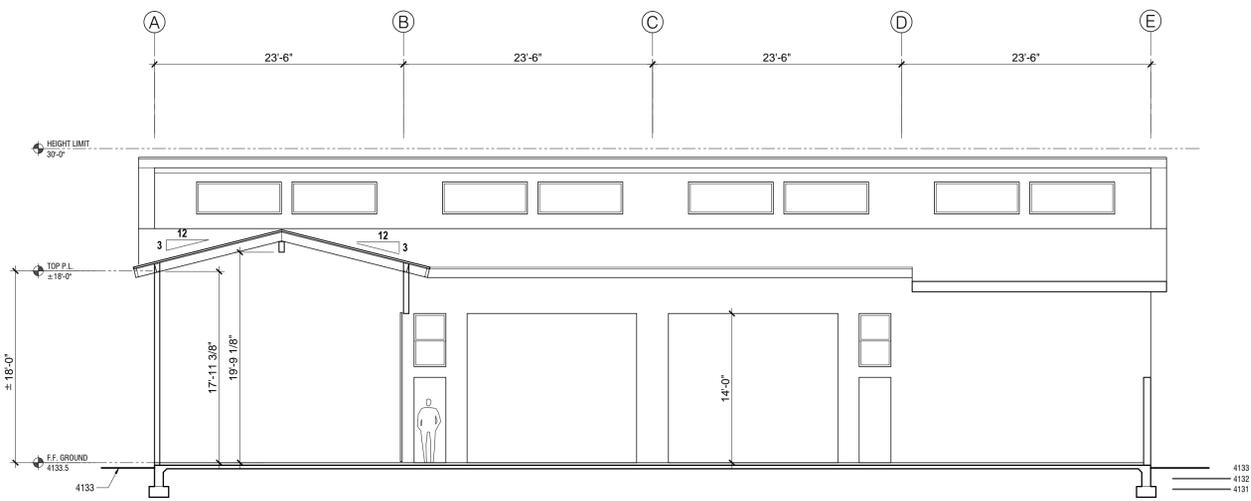
Revisions	By

design
elliott f. brainerd ARCHITECT
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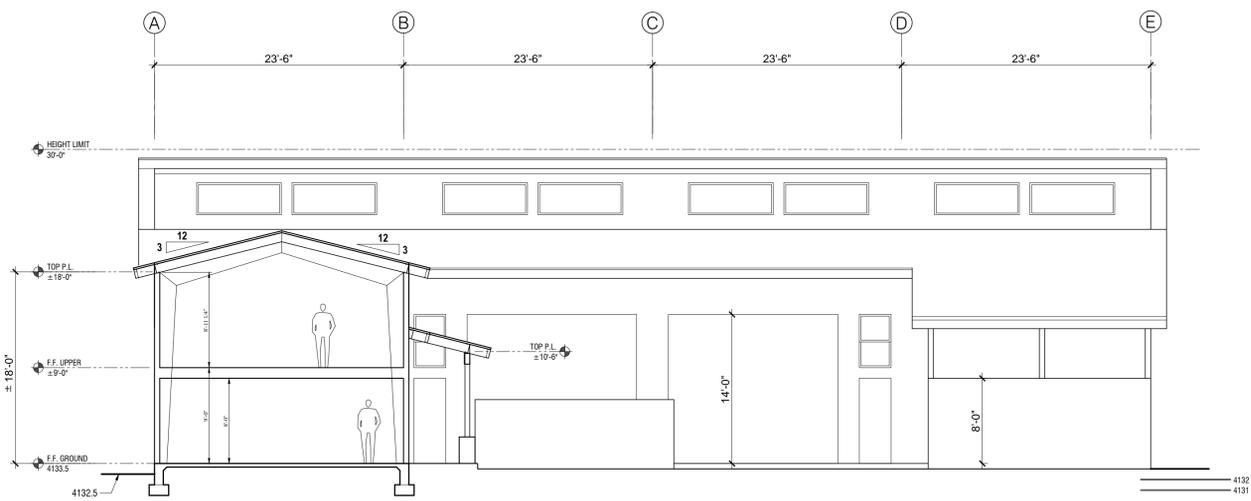
DK Woodworks
 David Kurmiz
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 Crowley Lake, California 93546
 (760) 935-4795

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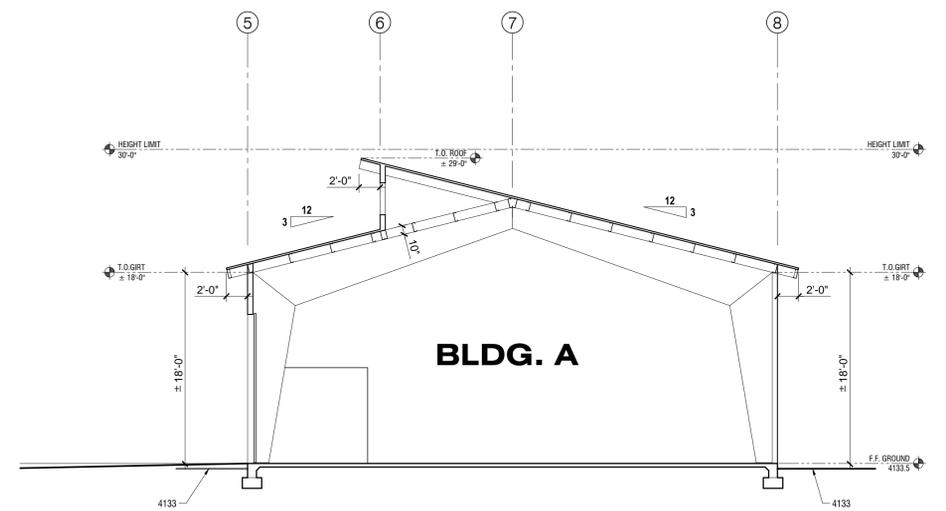
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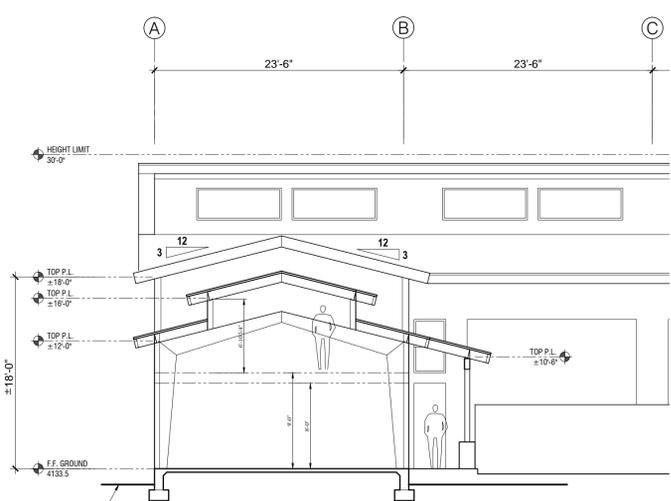
Section CC



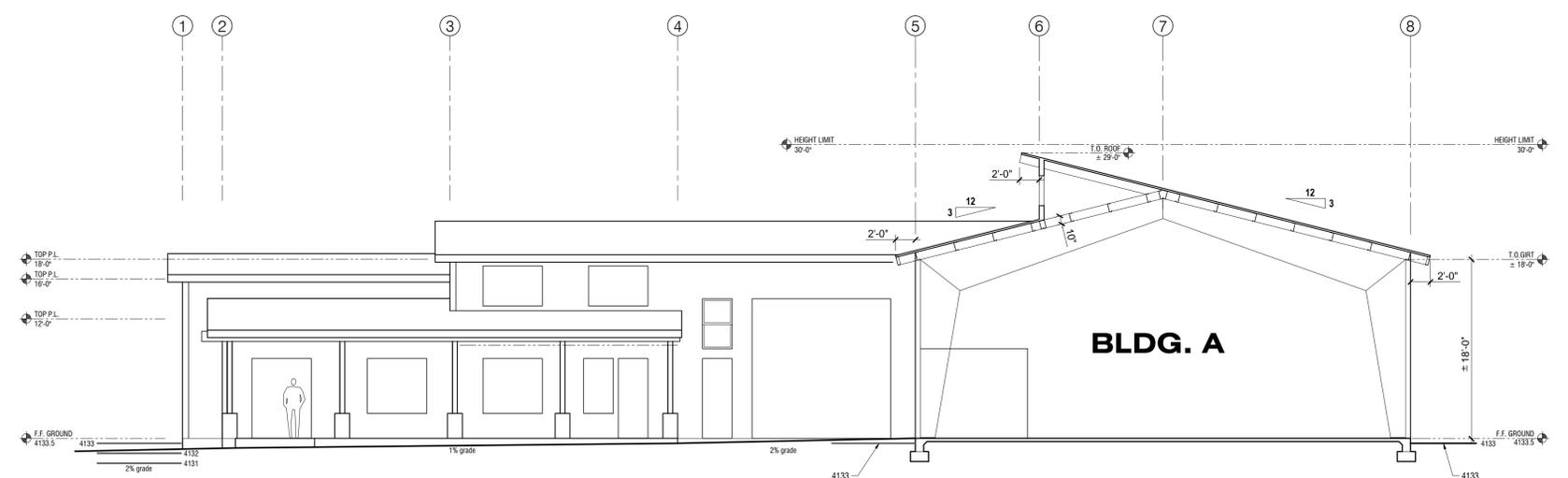
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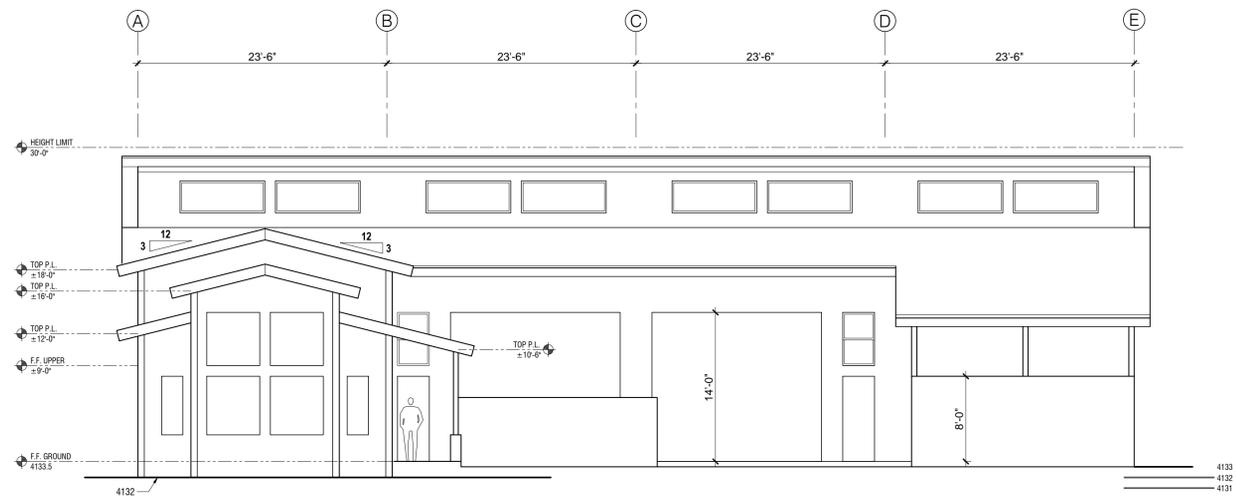
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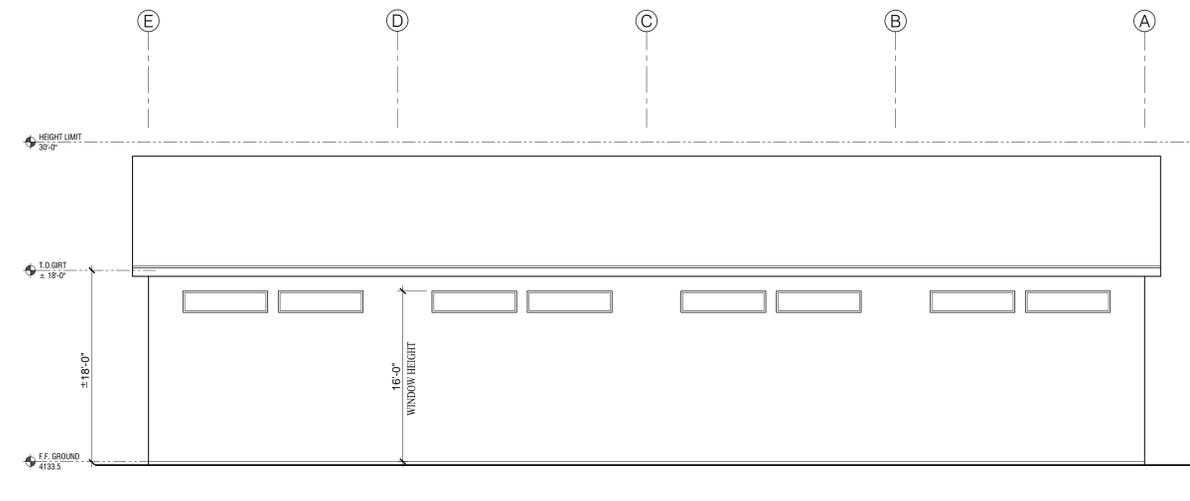
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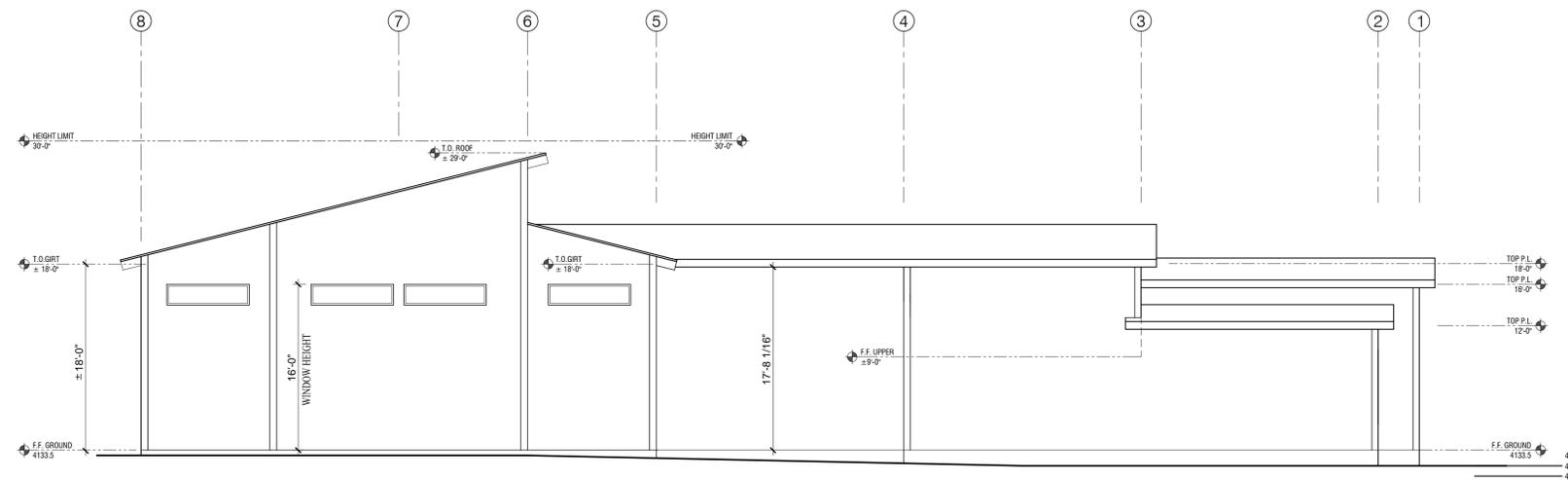
Section BB



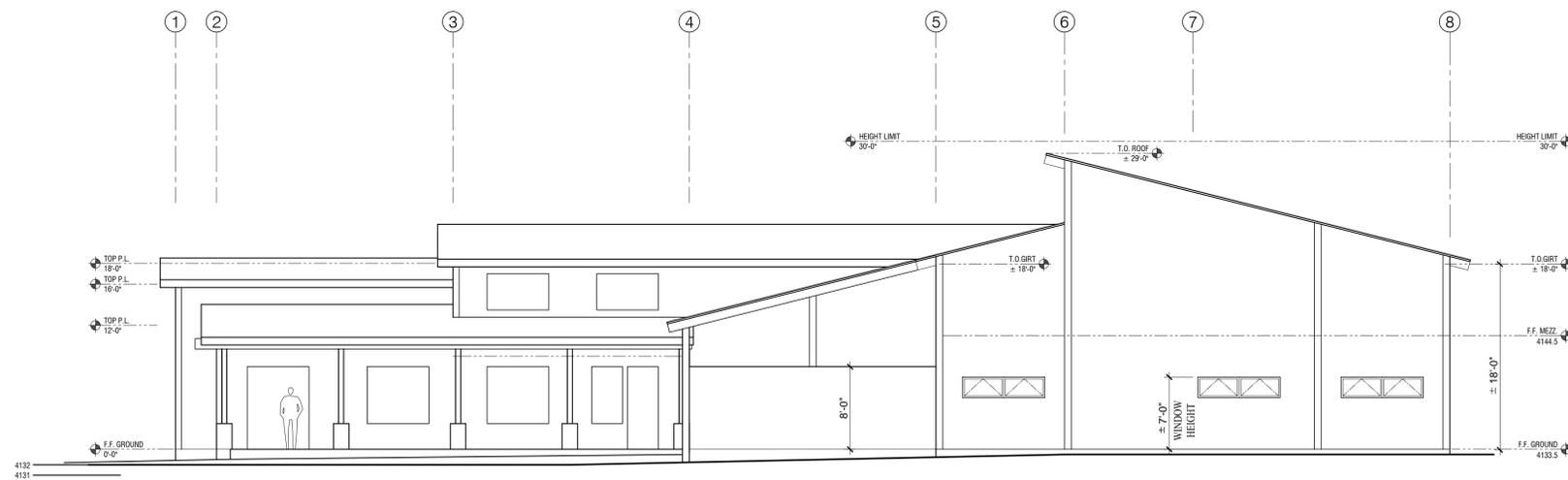
North Elevation



South Elevation



East Elevation



West Elevation

Revisions	By

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Job No.	2013 - 02
Sheet	

A3
 of Sheets

Vicinity Map

LOT AREA: = 0.31 ACRES (NET) = 13,676 sq.ft.

CODES
 2010 CALIFORNIA BUILDING CODE (CBC)
 2010 CALIFORNIA ELECTRICAL CODE (CEC)
 2010 CALIFORNIA MECHANICAL CODE (CMC)
 2010 CALIFORNIA PLUMBING CODE (CPC)
 2011 CALIFORNIA FIRE CODE CHAPTER 7A, CHAPTER 14
 2010 CALIFORNIA ENERGY CODE
 2010 CALIFORNIA GREEN BUILDING STANDARDS
 INYO COUNTY PLANNING AND ALL LOCAL BUILDING CODES

Statistics

ASSESSOR'S PARCEL NUMBER: 001 - 143 - 25 - 00
 LOTS 4 & 5, BLOCK EE
 474 EAST LINE STREET BISHOP, CALIFORNIA 93514

Legal Description

ARCHITECTURAL

AA SITE / ROOF PLAN
 A0 LAND SURVEY
 A1 FLOOR PLANS - GROUND & UPPER
 A2 SECTIONS A & B & C
 A3 EXTERIOR ELEVATIONS - NORTH, EAST, SOUTH, WEST
 A4 DOOR, WINDOW, SCHEDULES
 A5 FINISH SCHEDULES
 E1 ELECTRICAL PLANS - GROUND & UPPER
 T24 TITLE 24 ENERGY CALCS

CIVIL ENGINEER

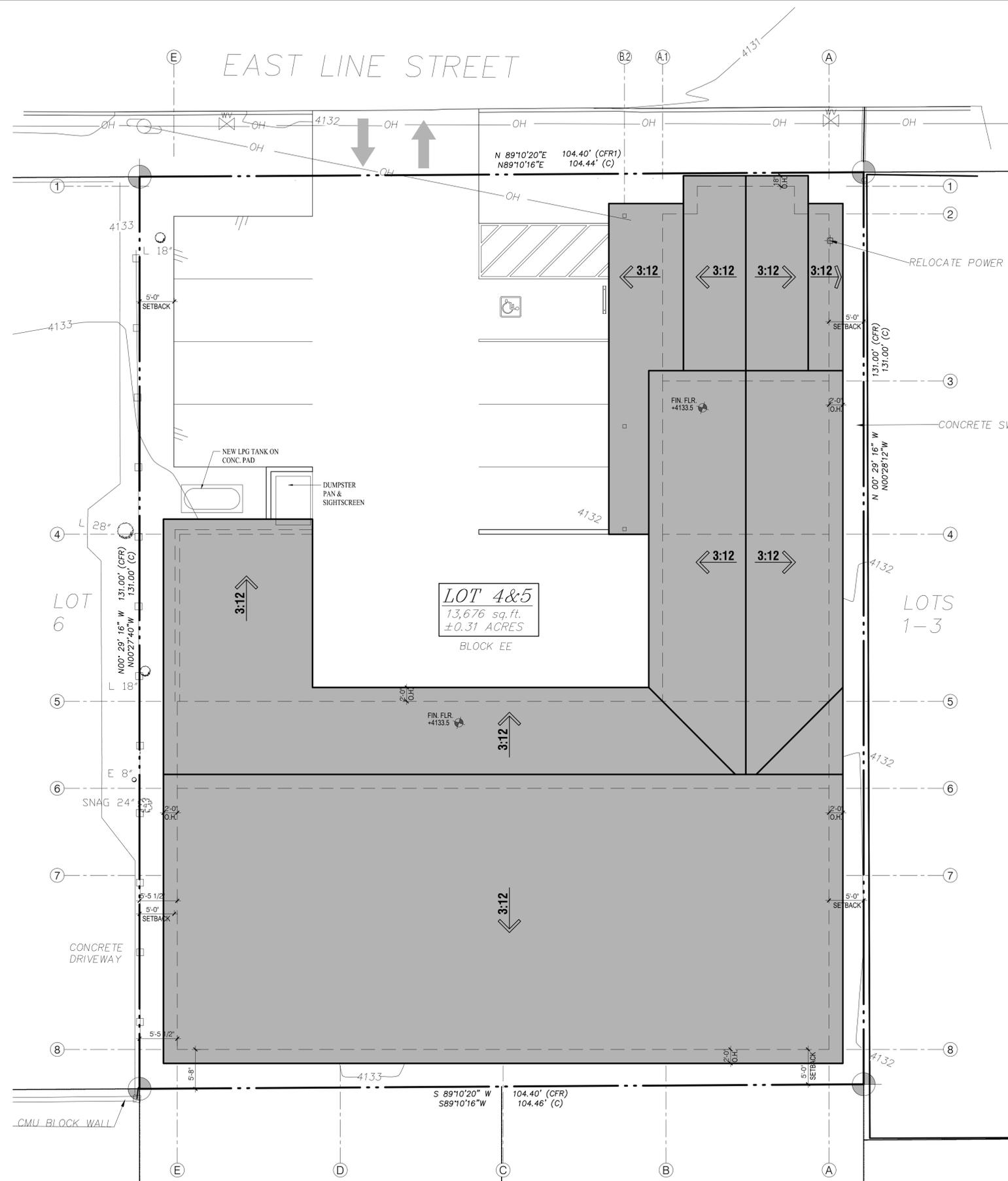
EASTERN SIERRA LAND SURVEYS, INC.
 19 SHANNA CIRCLE
 CROWLEY LAKE, CA. 93546
 (760) 935-4920
 www.esls-inc.com

STRUCTURAL ENGINEER

STRUCTURED ENGINEERING
 972 JENNIFER STREET
 INCLINE VILLAGE, NV. 89451
 (775) 813-4915
 jeff@structured-engineering.com

Index of Drawings

Consultants



Site / Roof Plan

SITE INFORMATION PROVIDED BY OWNER
 PREPARED BY EASTERN SIERRA LAND SURVEY, INC.



Revisions	By

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