



*Small Town with  
a Big Backyard!*

# CITY OF BISHOP

377 West Line Street - Bishop, California 93514  
Post Office Box 1236 - Bishop, California 93515  
760-873-8458 publicworks@cityofbishop.com  
www.cityofbishop.com

## Draft Negative Declaration

Date: 16 January 2019

General: The City of Bishop requests comments on this draft Negative Declaration and the attached Initial Study.

Project: West Jay Street Extension

Location: On West Jay Street between South Main Street and South Fowler Street in and near the City of Bishop and near the Bishop City of Los Angeles Department of Water and Power (DWP) offices and other facilities.

Description: The proposed project will reconstruct and extend the existing West Jay Street to its intersection with South Fowler Street and construct new water and sewer lines. The project includes the removal of 4 trees and the disturbance of 0.48 acres of pasture.

Document Availability: The Initial Study is available on the City of Bishop website cityofbishop.com and at the City of Bishop Department of Public Works office, City Hall, 377 West Line Street.

Proponent: City of Bishop Department of Public Works.

Contact: David Grah, Director of Public Works, at addresses and numbers shown above.

Proposed Findings: The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

Comments Due: 25 February 2019

Hearing: 6 pm 25 February 2019

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David Grah, Director of Public Works

16 January 2019

Date



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**Initial Study  
West Jay Street Extension Project  
City of Bishop**

Lead Agency:

**City of Bishop**  
Department of Public Works  
377 West Line Street  
Bishop, California 93514  
760-873-8458

16 January 2019

## **SECTION 1 INTRODUCTION**

### **1.1 PURPOSE**

The purpose of the West Jay Street Extension project is to improve traffic circulation, water flow for fire suppression, and sewer service in the area of West Jay Street between South Main Street and South Fowler Street.

### **1.2 PROJECT LOCATION**

The project is located on West Jay Street between South Main Street and South Fowler Street and near the Bishop City of Los Angeles Department of Water and Power (DWP) offices and other facilities.

In the project area, West Jay Street (also known as First Street on some documents), is a mostly unimproved “paper” street. The start of the project – the west end of the project - is at the intersection of the unconstructed portion of West Jay Street and the constructed and dead end South Fowler Street. From South Fowler Street, the unimproved West Jay Street continues eastward toward South Main Street for about 400 feet. From this point, about half way between South Fowler Street and South Main Street, the street is partially improved. Improvements include partial width pavement and curb, gutter, and sidewalk on the north side of the street. The intersection with South Main Street is the east end of the proposed project. There is no water or sewer in West Jay Street within these limits.

Access to the site is from South Main Street and from South Fowler Street.

The site is in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7 Township 7 South Range 33 East Mount Diablo Baseline and Meridian.

Most of the project is outside, but immediately adjacent to, the city limits of the City of Bishop. The city limits are the north right of way line of West Jay Street with the incorporated area being the area north of that line.

See overview sheet in attached draft plans for location and vicinity map for project.

### **1.3 PROJECT DESCRIPTION**

The proposed project will:

- Reconstruct existing pavement
- Reconstruct existing curb, gutter, and sidewalk
- Extend 30 foot wide pavement from the west end of the existing pavement to South Fowler Street which is improved south of Jay
- Construct curb, gutter, and sidewalk along the north side of the extended pavement
- Construct new 10 inch water line between South Fowler Street and South Main Street.
- Construct new 8 inch sewer line from near South Fowler Street to the end of the existing sewer main on the west side of South Main Street near Jay Street
- Potentially include street trees in the sidewalk.
- Make other related improvements

Improvements are shown on the attached draft plans.

The project is needed to provide access, fire protection, and sewer service to 2 new DWP facilities along West Jay Street, one that is under construction and one that is proposed, as well as to surrounding undeveloped properties. Undeveloped properties include a 5.75 acre property owned by Inyo County at the southwest corner of Fowler and Jay.

### **1.4 PROJECT PROPONENT**

#### **City of Bishop**

Department of Public Works  
377 West Line Street  
Bishop, California 93514  
760-873-8458

**Contact:** David Grah, Director of Public Works

## **1.5 INTENDED USES OF THIS DOCUMENT**

The City of Bishop will use this Initial Study to identify any potential environmental impacts associated with the project and to solicit input regarding the project from agencies and the general public. This Initial Study will also be used in support of a Negative Declaration when considering the approval of the project.

## **1.6 ENVIRONMENTAL SETTING**

The City of Bishop and adjacent area is located in Inyo County at the northern end of Owens Valley. The City covers an area of approximately 1.8 square miles and has a population of approximately 3,879 (United States Census 2010). The population is expected to remain relatively steady because the city is largely prevented from growth by a combination of public and Native American land surrounding the city.

The Owens River, which is located east of the City of Bishop, flows south through the Owens Valley. The valley is bounded by the Sierra Nevada mountain range to the west and the White Mountain and Inyo Mountain ranges to the east. Numerous creeks, canals, and ditches carry water from the Sierra Nevada Mountains toward the Owens River.

Bishop is located in the rain shadow of the Sierra Nevada. The warmest month of the year is July with an average maximum temperature of about 98 degrees Fahrenheit. The coldest month of the year is December with an average minimum temperature of 22 degrees Fahrenheit. Temperature variations between night and day are over 40 degrees during the summer and over 30 degrees during winter. The annual average precipitation at Bishop is 5 inches. The wettest month of the year is February with an average rainfall of 1 inch.

The project is at an elevation of about 4,145 feet. The site slopes gently to the east toward the Owens River.

West Jay Street at the project site is a partially constructed county road.

The surrounding ranchland and mountains are visible from the site.

Maps showing agriculture and owners in the area dating from 1919 indicate the site as irrigated pasture. The public street was created in 1922 when the area was subdivided and the street right of way appears to have been disturbed in the period since, perhaps for the construction of overhead powerlines and underground phone along the street in the project area. The existing road improvements on West Jay Street were constructed in about 1977 when the adjacent Jack in the Box restaurant was constructed. There are 4 volunteer elm trees with trunks 6 inches in diameter or larger on the project site. These trees are at the south end of the existing improvements on South Fowler Streets. The trees have multiple trunks with the largest being 11 inches in diameter.

South of the project site is pasture with an Inyo County road yard several hundred feet away along South Main Street. West of the site is pasture. North of the site is a Jack in the Box restaurant, associated parking lots, a DWP telecommunications facility that is under construction, and the main DWP Bishop office. East of the project site is South Main Street which is also Highway 395 and the main commercial corridor in Bishop.

## **1.7 GENERAL PLAN DESIGNATION**

As a public street the site is not zoned.

See attached map that shows City of Bishop and Inyo County zoning in the area.

## SECTION 2 ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>1. Aesthetics</b>				
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Agriculture Resources</b>				
<i>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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</i>				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3. Air Quality</b>				
<i>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.</i>				
<i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. Biological Resources</b>				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. Cultural Resources</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. Geology and Soils</b> <i>Would the project:</i>				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Hazards and Hazardous Materials</b>				
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located within one-quarter mile of a facility that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site of a current or former hazardous waste disposal site or solid waste disposal site unless wastes have been removed from the former disposal site; or 2) that could release a hazardous substance as identified by the State Department of Health Services in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located on land that is, or can be made, sufficiently free of hazardous materials so as to be suitable for development and use as a school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Hydrology and Water Quality</b>				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Land Use and Planning</b>				
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Mineral Resources</b>				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>11. Noise</b>				
<i>Would the project result in:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12. Population and Housing</b>				
<i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. Public Services</b>				
<i>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:</i>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>14. Recreation</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>15. Transportation/Traffic</b> <i>Would the project:</i>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. Utilities and Service Systems</b> <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. 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, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Factors That Could Result in a Potentially Significant Impact		
The environmental factors listed below are not checked because the proposed project would not result in a "potentially significant impact" as indicated by the preceding checklist and supported by substantial evidence provided in this document.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Services Systems	<input type="checkbox"/> Mandatory Findings of Significance	

Environmental 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 measure 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.

Signed  Date 16 January 2019  
 David Grah  
 Director of Public Works



## **SECTION 3 DISCUSSION OF ENVIRONMENTAL EVALUATION**

### **1. AESTHETICS**

Highway 395 (South Main Street) in the project area is not designated as a scenic highway. The project site is not visible from designated scenic vistas or a designated state scenic highway. However, the project is located within an area of generally high scenic value, with panoramic views of the Sierra Nevada Mountains dominating the landscape. The project site consists of developed and undeveloped county road right of way.

The project will construct street and utility improvements on about 400 feet of undeveloped right of way and will remove 4 trees which will degrade aesthetics. However, the right of way is partially developed and is adjacent to developed property and the trees are not large and not unique. In addition, the proposed project may include the addition of up to 7 trees in the new and reconstructed sidewalk.

The proposed project will have a less than significant impact on aesthetics.

### **2. AGRICULTURAL RESOURCES**

The site does not contain Prime Farmland and is not under a Williamson Act Contract to be preserved as farmland.

The proposed project will have no negative impact on agricultural resources.

### **3. AIR QUALITY**

Air Quality within the City of Bishop and surrounding Inyo County is monitored and regulated by the Great Basin Unified Air Pollution Control District. Inyo County is listed as non-attainment for the state standard for PM-10 (particulate matter less than 10 microns in diameter) air emissions, which include chemical emissions and other inhalable particulate matter with an aerodynamic diameter of less than 10 microns.

The project is not expected to increase traffic-related emissions. Negative air quality impacts would be limited to the emissions from construction equipment involved in the construction of the proposed improvements. These impacts would last the approximately 1 month long construction period. The short duration of the proposed work combined with existing regulations regarding motor vehicle fuels and emissions would result in potential air quality impacts being well below any state or federal significance criteria.

The project does not propose any use or construction technique that would result in odors that would be objectionable to the general public.

PM-10 emissions during construction would be controlled through the implementation of best management practices to limit PM-10 emission such as regular use of a water truck to keep potential dust producing surfaces damp.

The removal of trees and pasture will tend to decrease the amount of carbon dioxide absorbed and the amount of oxygen released by plants in the project area. The addition of street trees, if included, would offset these decreases.

The proposed project will have no negative impact on air quality.

#### **4. BIOLOGICAL RESOURCES**

The Owens Valley vole (*Microtus californicus vallicola*), a special status species, has been observed on or near the project site. In addition, other species of concern have the potential to occur on the site.

The project is anticipated to disturb less than one acre of previously disturbed pasture on street right of way. The project site is the northern edge of about 216 contiguous acres of irrigated pasture. In addition, similar irrigated pasture continues beyond this contiguous area.

Disturbance of the project site constitutes disturbance of a small portion of the total contiguous area. Animals may have the opportunity to disperse into the adjacent area as construction operations progress.

The removal of the 4 elm trees over 6 inches in diameter will destroy potential habitat. About 0.48 acres of irrigated pasture would be lost to allow for construction of the street extension, though many surrounding acres of irrigated pastures will be unaffected.

The City of Bishop General Plan does not include habitat, natural community, or other conservation plans. No conflicts are expected to occur.

The proposed project will have a less than significant effect on biological resources.

## **5. CULTURAL RESOURCES**

There are no known or visible historic or prehistoric cultural resources on the project sites. If cultural resources are discovered during construction, construction activity will be immediately stopped and a qualified cultural specialist will be contacted.

The proposed project will have no negative impact on cultural resources.

## **6. GEOLOGY AND SOILS**

The Natural Resources Conservation Service (NRCS) indicate the soils consist of Dehy Loam, 0 to 2 percent slopes. Tests performed on the soil indicate it is silty sand. Observed gradation characteristics of soils in the project area are outside the range of materials generally considered to be most susceptible to liquefaction.

The Bishop Area is located in seismic Zone 4. The western 225 feet of the site is in an Alquist-Priolo Special Studies Zone though, due to the type of construction involved, special measures are not required to address potential seismic activity in the area during construction or during use of the constructed project. Maximum credible horizontal acceleration is 0.6 times gravity (g) and the maximum vertical acceleration is anticipated to be 1.4 g with over 60 seconds of strong ground shaking in the project area.

The proposed project will have no negative impact on geology and soils.

## **7. HAZARDS AND HAZARDOUS MATERIALS**

The construction of the project and use of the constructed features will not pose significant hazard to the public or the environment. Construction of the project will involve the short-term use of hazardous materials such as diesel fuel and grease associated with the construction equipment. Refueling and equipment maintenance would be done off-site or within a contained area so as to avoid soil contamination on the project site. No long-term use of hazardous materials is foreseeable as a result of the project.

The proposed project will have no negative impact on hazards and hazardous materials.

## **8. HYDROLOGY AND WATER QUALITY**

Drainage patterns will not change significantly with the construction of the project and stormwater treatment facilities will be added as part of the project.

South Fowler Street in the project area currently drains north into pasture and then east through the pasture to the improved part of West Jay Street. The north side of the existing improved West Jay Street drains along the north gutter of the street to South Main Street and then along the west gutter of South Main Street to a storm drain inlet near Mandich Street. The south side of the existing West Jay Street drains into pasture adjacent to the street and then east into a drainage / irrigation ditch along the south side of the street.

When the existing portion of the street is reconstructed, a storm drain inlet and oil / water separator will be constructed near the west end of the existing street. This inlet will handle drainage from the north side of the existing street west of that point as well as the north side of the extended street. In addition, flow from the east side of South Fowler Street south of Mandich Street will flow to this new inlet.

Because runoff from the east side of Fowler Street will no longer flow overland before reaching the area of the improved section of West Jay Street, some associated benefits to water quality and peak flow rate will be lost. Compensating for this, the new inlet and associated treatment features should reduce the amount of water that reaches South Main Street during moderate and lower events while providing water quality benefits. In higher events, the benefits will be less.

The proposed project will have a less than significant affect on hydrology and water quality.

## **9. LAND USE AND PLANNING**

The project is primarily on right of way of an Inyo County road though some construction will be on adjacent Los Angeles Department of Water and Power (DWP) property, City of Bishop right of way, and State of California Department of Transportation (Caltrans) right of way.

The Inyo County, City of Bishop, and Caltrans right of way affected by the project is not zoned. The DWP property affected by the project is zoned by the City of Bishop C-2, General Commercial. Land adjacent to the project to the west and south is undeveloped. DWP land west of the project is zoned by Inyo County OS-40. A parcel owned by Inyo County south of and adjacent to the project is zoned by Inyo County P. A DWP parcel south of and adjacent to the project is zoned by Inyo County M2-PP.

The proposed project will have no negative impact on land use and planning.

## **10. MINERAL RESOURCES**

No mineral resources are known to exist on the project site.

The proposed project will have no negative impact on mineral resources.

## **11. NOISE**

The proposed project would result in temporary noise associated with construction activities.

The proposed project will have no negative impact on noise.

## **12. POPULATION AND HOUSING**

There is no housing located on the project site and none is proposed. The proposed project would not require or encourage an increase in population or the construction of housing.

The proposed project will have no negative impact on population and housing.

### **13. PUBLIC SERVICES**

The project is intended to improve fire and police service to the project area. The extension of West Jay Street to intersect with South Fowler Street will provide improved circulation for emergency and other service vehicles in the area. The project will improve fire protection in the area by improving water service and adding a hydrant or hydrants.

The proposed project will have no negative impact on public services.

### **14. RECREATION**

The project will connect sidewalk on South Fowler Street to sidewalk on South Main Street creating an opportunity for a walking loop.

The proposed project will have no negative impact on recreation.

### **15. TRANSPORTATION AND TRAFFIC**

The project will improve circulation in the project area by connecting what are now two dead end streets.

The proposed project will have no negative impact on Transportation and Traffic.

### **16. UTILITIES AND SERVICE SYSTEMS**

The proposed project will improve the effectiveness of the water system by eliminating the dead end line on South Fowler Street. The proposed project will improve the effectiveness of the sewer system by improving the ability to service the project area with city sewer.

The proposed project will have no adverse impact on utilities and service systems.

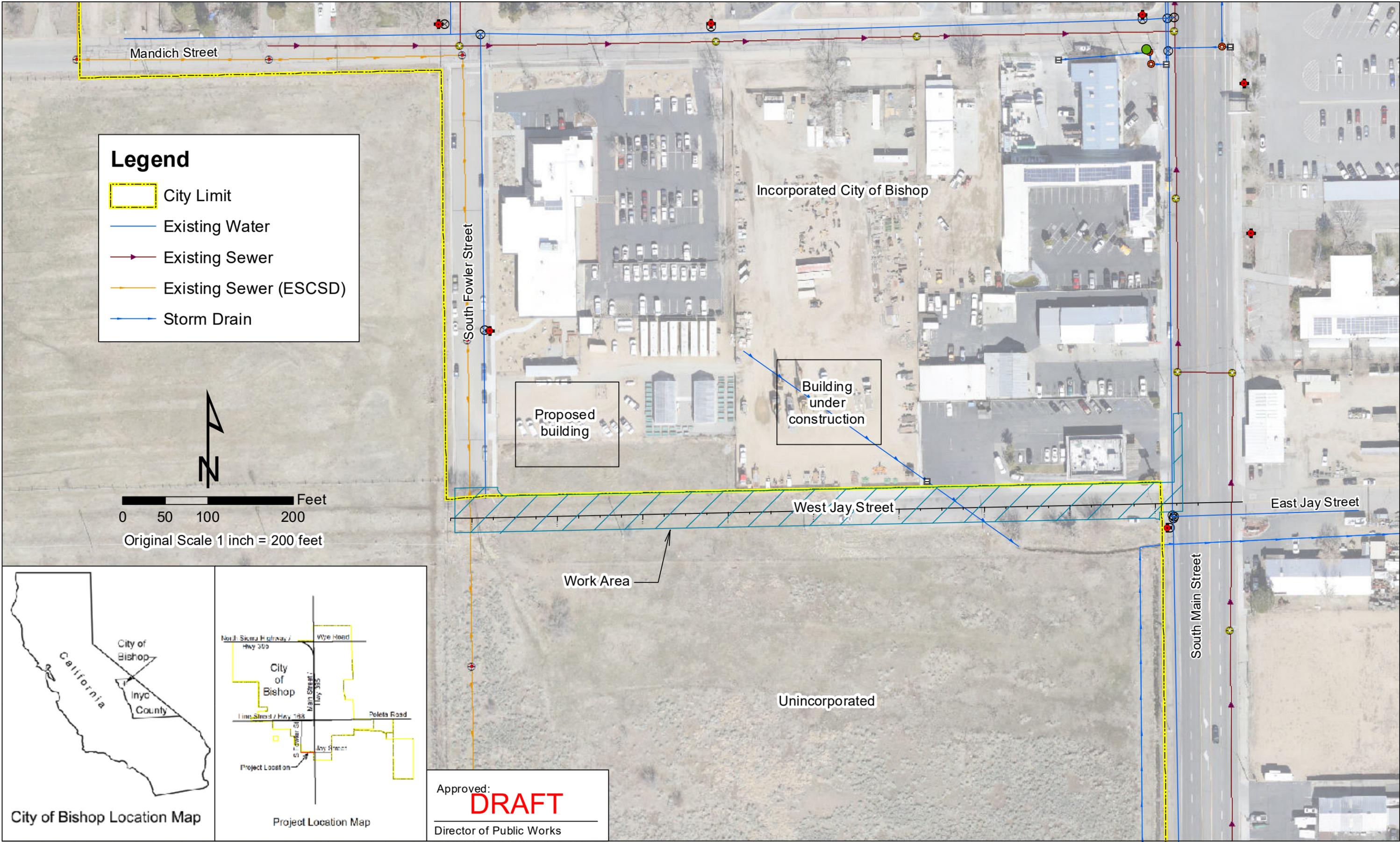
## **17. MANDATORY FINDINGS OF SIGNIFICANCE**

Project impacts would be mostly short-term and minor. The proposed project would not cause any potential impacts to the environment that could result in a mandatory finding of significance.

## **SECTION 4 ATTACHMENTS**

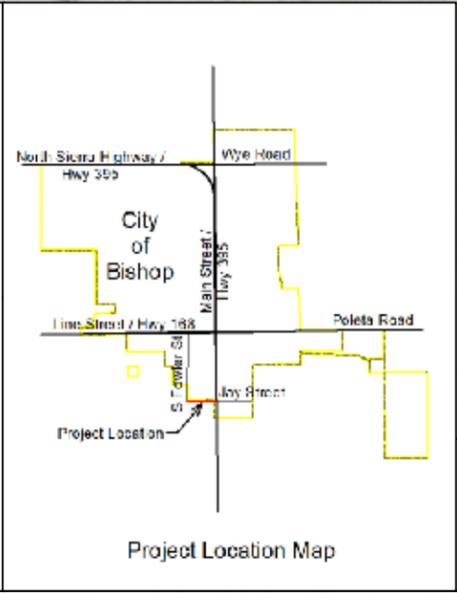
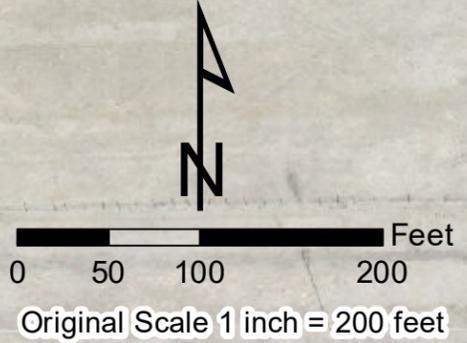
Draft plans

Zoning Map

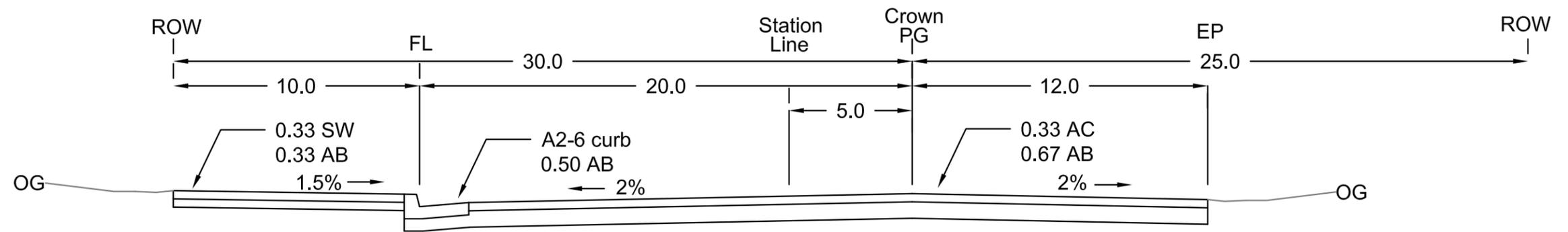


**Legend**

- City Limit
- Existing Water
- Existing Sewer
- Existing Sewer (ESCSD)
- Storm Drain

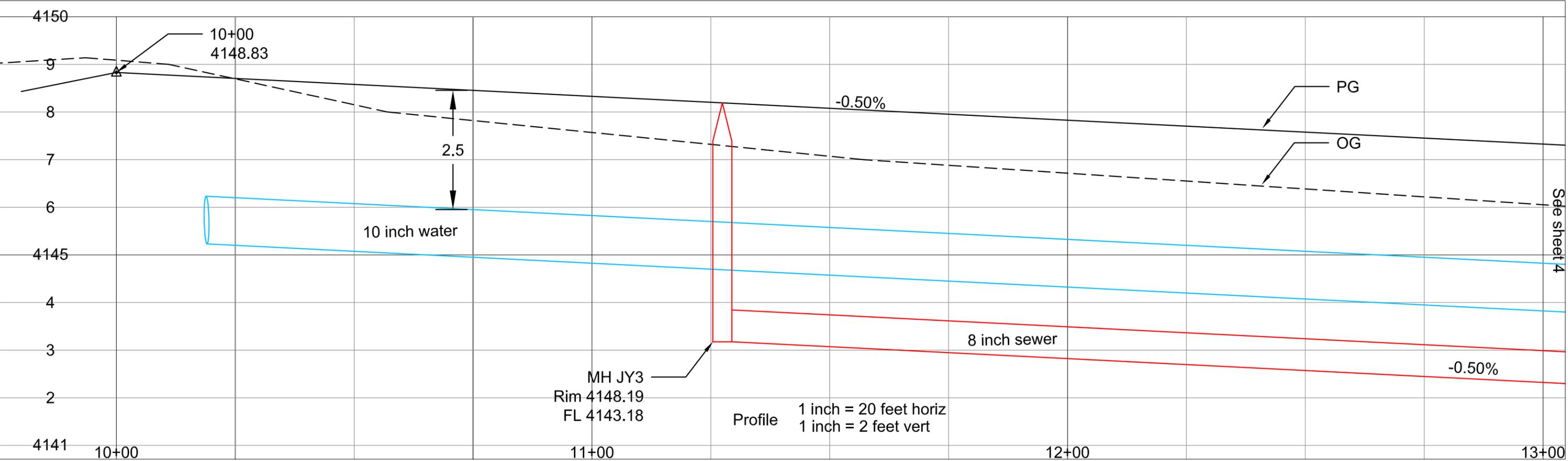
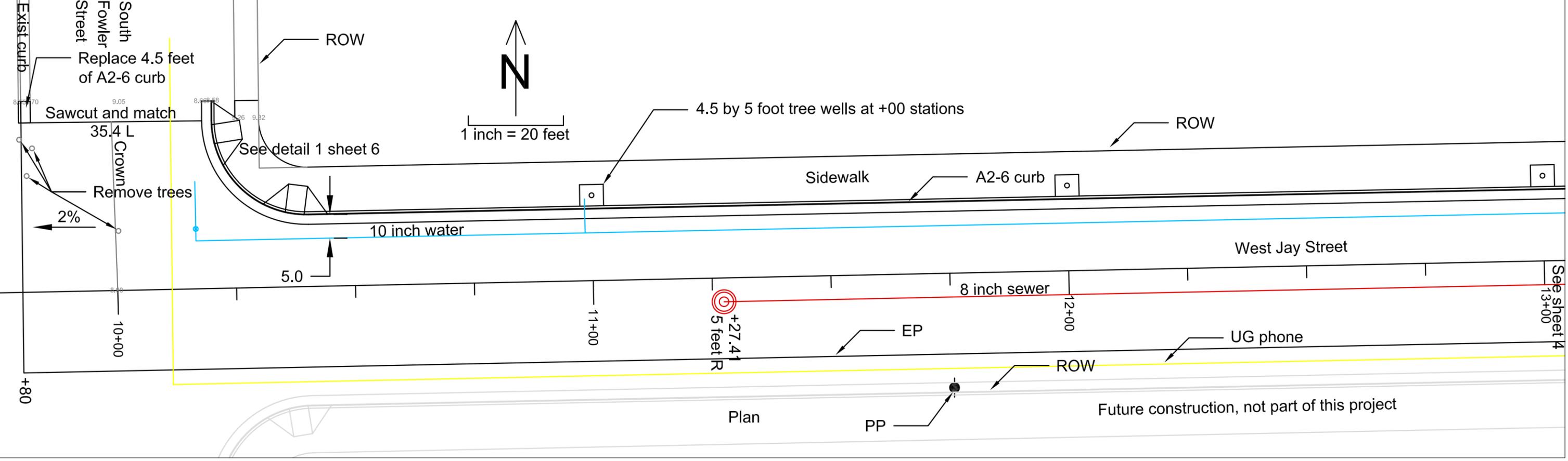


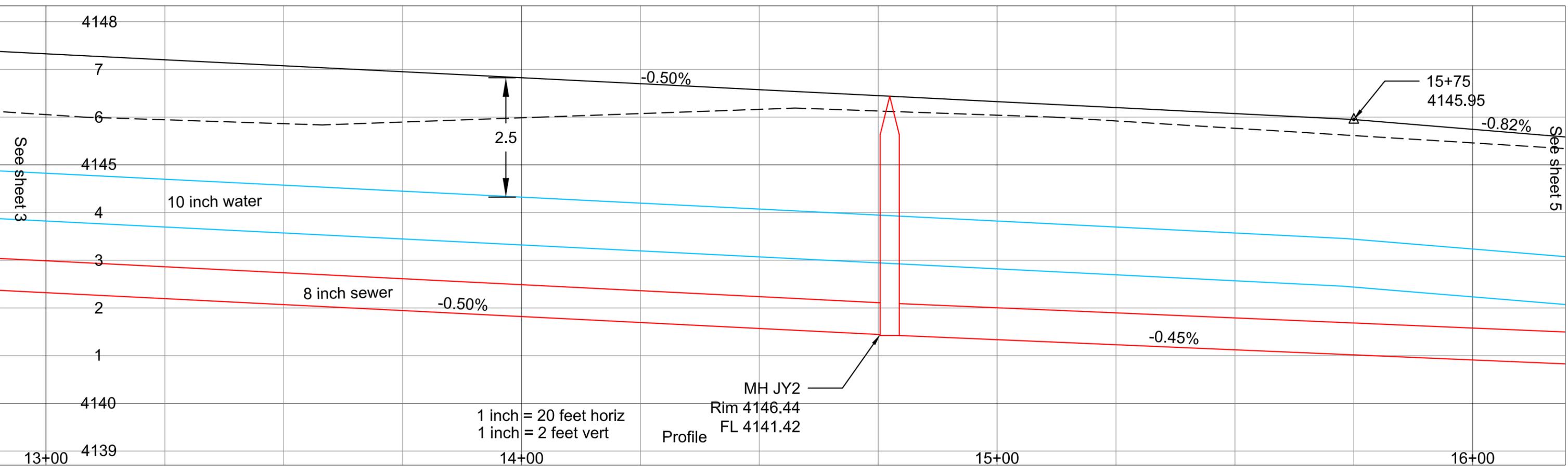
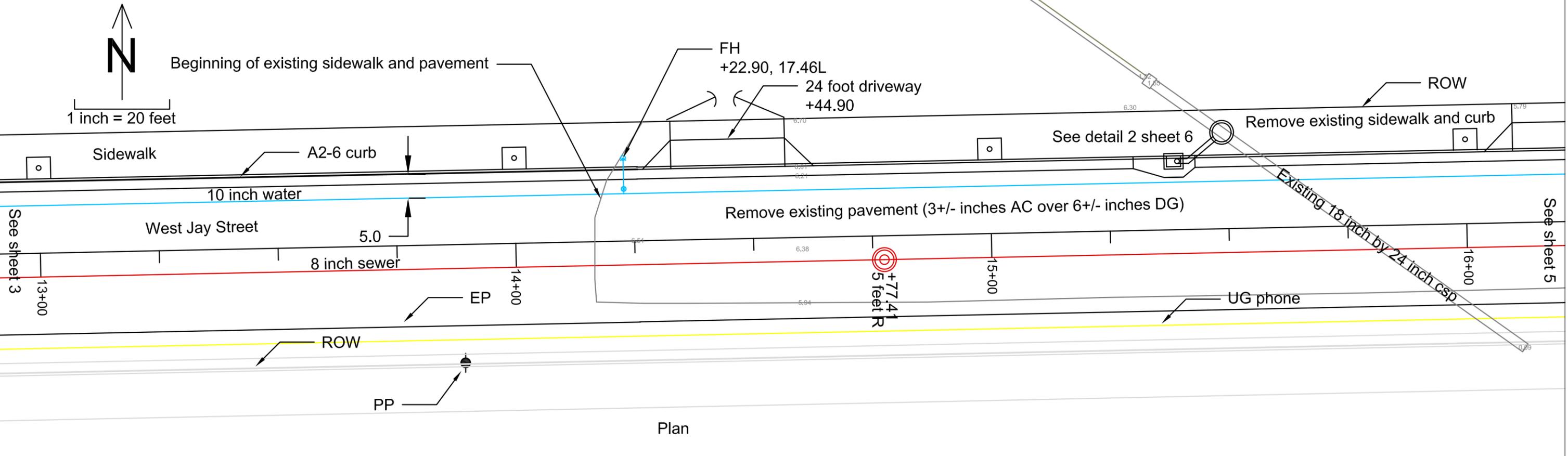
Approved:  
DRAFT  
 Director of Public Works

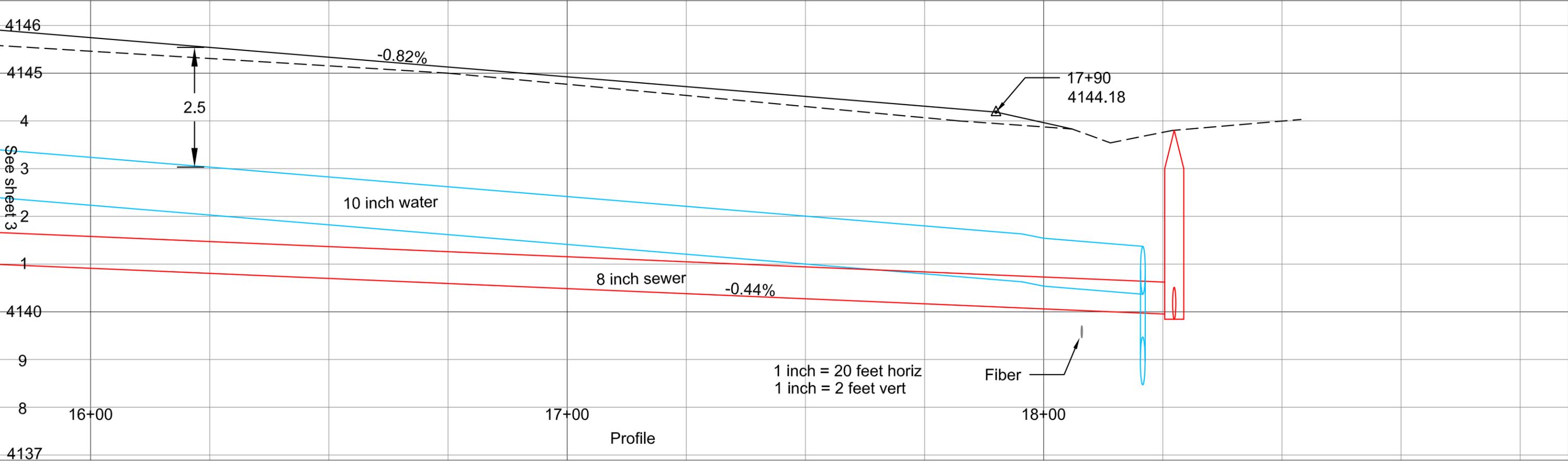
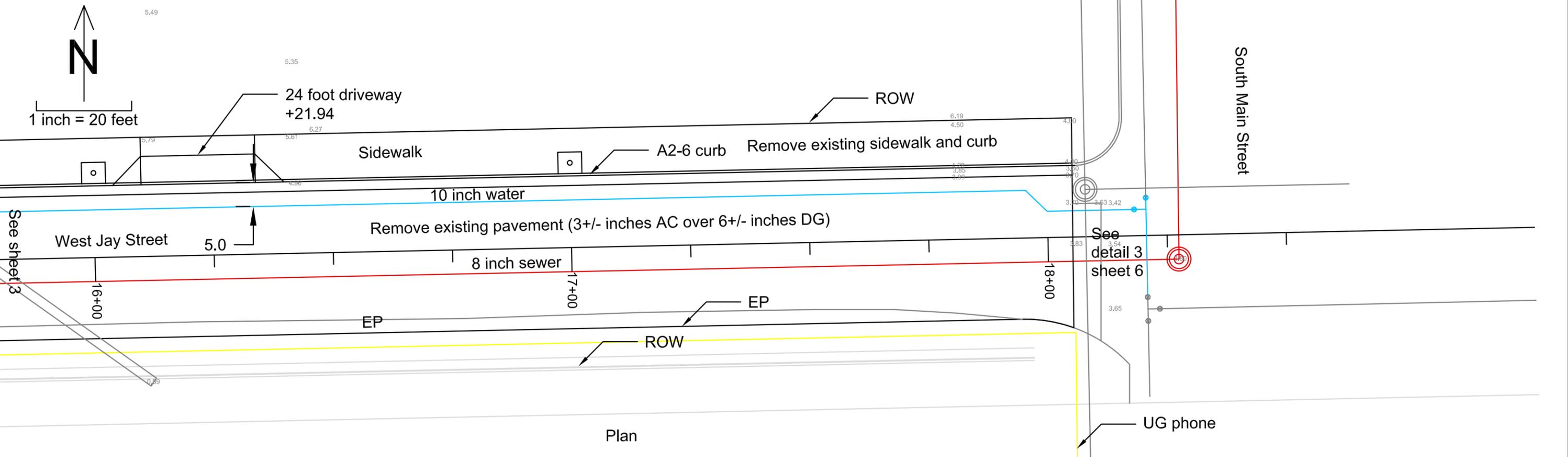


West Jay Street Cross Section

**DRAFT**  
City of Bishop









See Layout 3 and Detail 3 for information not shown

South Main Street

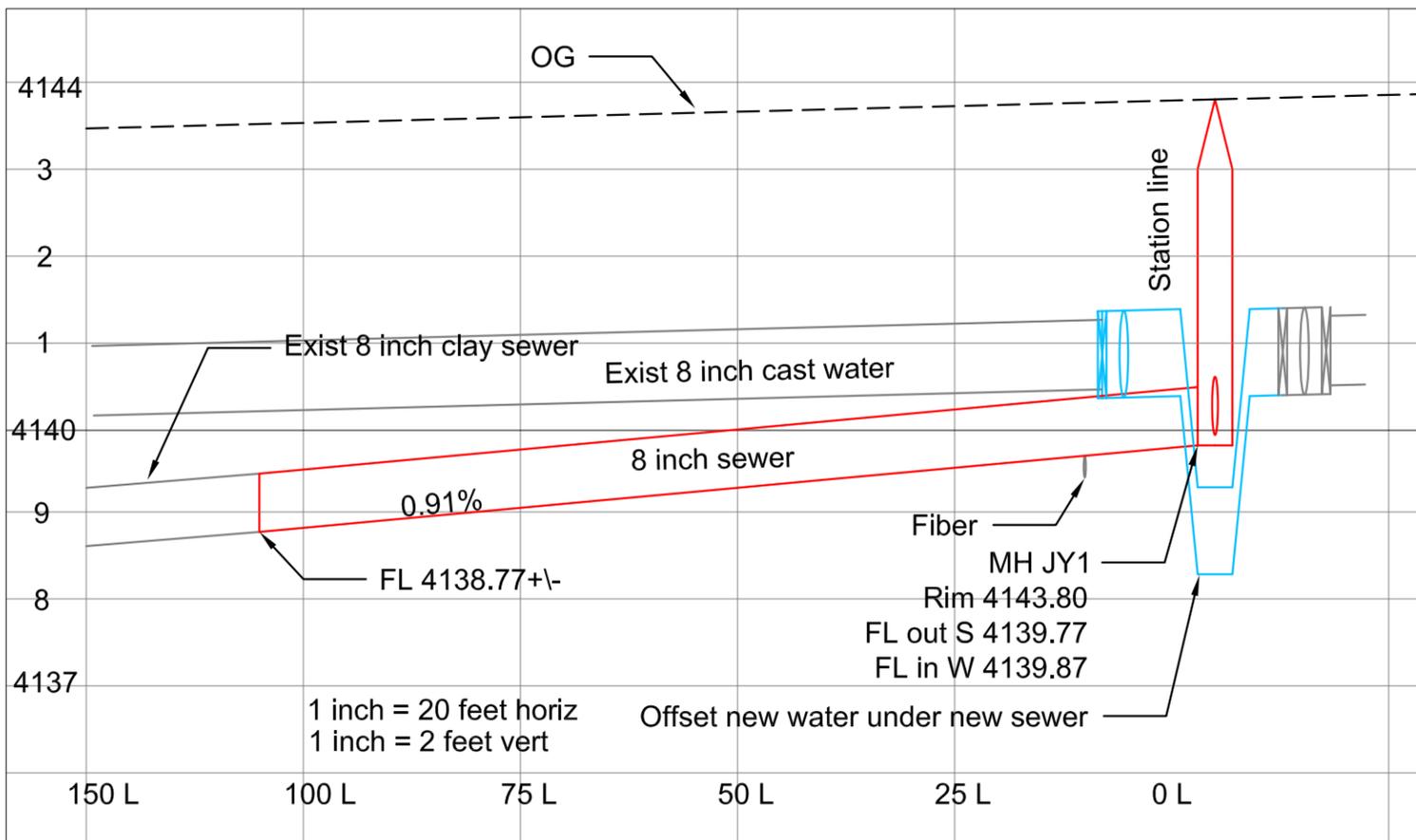
105 L  
Connect to exist 8 inch sewer

8 inch sewer

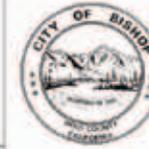
+27.43  
5 R

**N**  
1 inch = 10 feet

18+00



**DRAFT**



# ZONING MAP

of the City of Bishop

Adopted by City Council 25 April 2011

With Inyo County Zoning Added

Zone Areas		
Zone	Acres	%
R-1	185.18	17.3%
C-1	169.16	15.8%
P	157.72	14.7%
R-3	138.00	12.9%
O-S	85.38	7.9%
R-2000	74.99	7.0%
C-2	64.88	6.0%
M-1	64.55	6.0%
C-H	48.51	4.5%
A-R	30.87	2.9%
R-2000-P	11.05	1.0%
R-2	10.97	1.0%
C-H BP	10.79	1.0%
R-M	8.52	0.8%
R-3-P	8.09	0.8%
O-P	3.82	0.3%
<b>Total</b>	<b>1073.95</b>	

Overlay Areas	
Overlay	Acres
Downtown Core	13.79
Emergency Shelter	31.53

- Legend**
- City Limit
  - Zone Districts
  - Emergency Shelter Combining District
  - Downtown Core
  - Parcels



0 200 400 800  
Original Scale  
1 inch = 400 feet

Zone Categories	District Definitions
LOW DENSITY RESIDENTIAL	A-R Low Density Residential
MEDIUM DENSITY RESIDENTIAL	R-1 Single-Family Residential
HIGH DENSITY RESIDENTIAL	R-2 Low Density Multiple Residential
GENERAL COMMERCIAL AND RETAIL	R-2000 Medium High Density Residential
HIGHWAY COMMERCIAL	R-2000-P Medium High Density Residential and Offices
OFFICE AND PROFESSIONAL	R-3 Multiple Residential
GENERAL INDUSTRIAL	R-3-P Multiple Residential and Offices
OPEN SPACE	R-M Residential Mobile Homes
PUBLIC	C-1 General Commercial and Retail
	C-2 General Commercial
	C-H Commercial Highway Services
	M-1 General Industrial
	BP Business Park
	O-P Office and Professional
	P Public
	O-S Open Space
	ES Emergency Shelter

