

Appendix B

NOP and
Scoping Report

Memorandum

HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
Folsom, CA 95630
916.365.8700
www.helixepi.com



Date: June 28, 2021

To: Elaine Kabala, Senior Planner, City of Bishop
Tim Bevins, Alta Planning + Design

From: Robert Edgerton, AICP CEP, HELIX Environmental Planning
Erin Gustafson, AICP, HELIX Environmental Planning

Subject: Downtown Bishop Specific Plan and Mixed-Use Overlay Public Scoping Comment Summary

HELIX Project: 00030.00003.001

Message: This Memorandum summarizes written and verbal comments received during the public scoping period conducted by the City of Bishop (City) and HELIX Environmental Planning to support the Draft Environmental Impact Report (EIR) for the Vacant Lands Inventory and Downtown Bishop Specific Plan and Mixed-Use Overlay (proposed project). The proposed project involves the creation of a Downtown Bishop Specific Plan and a Mixed-Use Overlay Zone intended to establish a framework to guide the growth, function, and aesthetics of Bishop's city center while maintaining its distinct small-town character and creating a vibrant pedestrian-friendly environment.

This summary includes topics raised by members of the public during the scoping meeting and written comments submitted during the Notice of Preparation (NOP) comment period.

Overview

To assist the City in determining the focus and scope of the analysis for the EIR for the proposed project and in accordance with the requirements of the California Environmental Quality Act (CEQA), the City issued a NOP per CEQA Guidelines Section 15082 on May 17, 2021 to government agencies, special service districts, and individuals with an interest in or jurisdiction over the project. This step ensures early consultation on the scope of the EIR. The comment period closed on June 15, 2021.

The NOP is a brief notice sent by the City as CEQA Lead Agency for the proposed project to inform responsible agencies, trustee agencies, and potentially affected federal, state, and local agencies that the City plans to prepare an EIR. The City of Bishop conducted one virtual public scoping meeting for this project, held on Thursday May 20, 2021 via Zoom.

The meeting was attended by 29 participants. City staff provided an overview of the proposed project and potential environmental impacts, as identified in the NOP. Participants were then provided an

opportunity to ask questions and clarify their understanding of the project description, and to provide comments regarding potential environmental impacts, content of the proposed project, and the CEQA processes associated with the proposed project.

Scoping Comments

During the public scoping meeting, participants were given an opportunity to ask questions to clarify their understanding of the proposed project and CEQA process. Questions were addressed by City staff. For more information about topics raised, please see Appendix B: Draft Plan Community Workshop and Public Scoping Meeting Summary Report. Several questions addressed the following issues:

- Some participants expressed a desire to see the Mixed-Use Overlay Zone (MU-Z) boundary extended, potentially to the east along Line Street to the Canal or north of Yaney Street to include the currently empty Kmart building. Others suggested that the boundary of the Overlay not bisect Bishop City Park.
- Participant opinions on the increased building height were mixed, with some participants raising concerns about maintaining the viewshed of the mountains in downtown. This potential impact will be evaluated as part of the EIR. Others raised concerns about the Bishop volunteer fire department's ability to provide emergency services to structures with increased heights. This concern will also be evaluated as part of the EIR.
- Some participants expressed concerns that the shift to parking maximums in downtown may lead to too little parking which could discourage tourists from visiting Bishop, or that even with increased wayfinding tourists may have trouble locating parking. The goal of the parking guidelines is to strike a balance between parking and livability in Bishop, and parking is critical for residents and visitors.
- Participants were overwhelmingly in favor of a more walkable downtown with increased biking opportunities. Some also expressed frustration about the heavy truck traffic on Main Street, and while this Plan does not propose changes to truck traffic on Main Street it does aim to improve the experience of walking on Main Street.
- Community members asked questions about lighting in Bishop and wanted to be sure that night lighting will not affect dark sky initiatives in the area. Lighting will be evaluated as part of the EIR.

NOP Comment Letters

In addition to the comments received during the public scoping meeting, the City also received two comment letters during the public comment period. A comment letter was received on May 19, 2021 from Ms. Nancy Gonzalez-Lopez of the Native American Heritage Commission (NAHC). A comment letter was received on June 7, 2021 from Ms. Gayle J. Rosander of the California Department of Transportation (Caltrans) District 9. Both comment letters are included in full as Appendix C.

Responses to the May 19, 2021 letter from Ms. Nancy Gonzalez-Lopez of the NAHC are below:

- The letter describes the AB 52 requirements for CEQA projects. The City will follow AB 52 tribal consultation requirements and include a description of the consultation as part of the EIR, and

include all relevant information received as a result of that consultation in the impact analysis of the EIR.

- The letter describes the SB 18 requirements for tribal consultation prior to adoption of a general plan or specific plan. The City will follow SB 18 tribal consultation requirements and include documentation of its consultation under SB 18 in the EIR.
- The NAHC also provided a list of recommendations for Cultural Resources Assessments, including that the appropriate regional California Historical Research Information System (CHRIS) Center be contacted for an archaeological records search, that a professional report be prepared documenting the findings of any cultural resources surveys and records searches, and that the NAHC be contacted to provide a Sacred Land File search and Native American Tribal Consultation list. These recommendations will be taken under consideration during preparation of the EIR.

Responses to the June 7, 2021 letter from Ms. Gayle J. Rosander of Caltrans District 9 are below:

- **US 395 and SR 168:** The recommended clarification will be taken under advisement as the Draft Specific Plan and Mixed-Use Overlay is finalized.
- **State Highways and conceptual features:** The commenter's statement that any "conceptual" features planned on or around State highways would be required to meet specific standards and acquire an encroachment permit is noted and will be taken under advisement during future planning processes.
- **Encroachment of dining facilities:** The commenter's statement about the temporary nature of the current encroachment provision for dining facilities within State right-of-way is noted.
- **Community Survey:** The recommended clarification will be taken under advisement as the Draft Specific Plan and Mixed-Use Overlay is finalized.
- **Circulation:** The recommended clarification will be taken under advisement as the Draft Specific Plan and Mixed-Use Overlay is finalized.
- **Street Conditions:** The recommended clarification will be taken under advisement as the Draft Specific Plan and Mixed-Use Overlay is finalized.
- **Transit:** The EIR will include a thorough description of how the City of Bishop plays a role in the existing regional public transit services, including the Eastern Sierra Transit Authority, Bishop Creek Shuttle, and park-n-ride opportunities. The potential effects of the proposed project on transportation, including public transit, will be evaluated in the EIR.
- **Parking availability:** The commenter's recommendation that further provision of bicycle facilities include an assessment of resultant on-street parking is noted and will be taken under advisement during future planning processes. The Caltrans projects referred to by the commenter will be included in the cumulative impact analysis of the EIR.

- **Mobility improvements:** The commenter's recommendation about the photo of the bicyclist will be taken under advisement as the Draft Specific Plan and Mixed-Use Overlay is finalized. The commenter's recommendation to direct bicycles to a less constrained route will be considered in the development of project alternatives.
- **Complete street features:** The commenter's recommendation will be taken under advisement as the Draft Specific Plan and Mixed-Use Overlay is finalized.
- **Goods movement:** The commenter suggested that the City may want to revisit the Inyo County Local Transportation Commission's 2007 Bishop Area Access and Circulation Feasibility Study to explore whether it may be possible to reroute truck traffic in order to minimize truck traffic through downtown and create a more pedestrian-friendly feel. This is beyond the scope of the proposed project at this time, but may be considered by the City at a later date.
- **Mitigation of transportation impacts:** City will consider the whole of the action in developing feasible and appropriate mitigation measures and may include more regionally based mitigation measures for cumulative impacts and vehicle miles traveled (VMT) as appropriate for the proposed project, including mitigation methods applicable at a regional/geographical level in rural areas for VMT.

Next Steps

The City will document and consider comments received during the NOP scoping meetings and identified in NOP comment letters during the public review period in the Draft EIR prepared for the proposed project. The Draft EIR is anticipated to be available for public review and comment winter 2021.

Appendices

- A. Notice of Preparation
- B. Draft Plan Community Workshop and Public Scoping Meeting Summary Report (Alta Planning + Design 2021)
- C. Notice of Preparation Comment Letters

End of memorandum

Appendix A

Notice of Preparation



**Planning Department
377 West Line Street
Post Office Box 1236
Bishop, CA 93515**

Phone: (760) 873-8458

**E-Mail:
publicworks@cityofbishop.com**

PUBLIC NOTICE

Notice of Preparation (NOP) – Draft Environmental Impact Report (DEIR) for the Downtown Bishop Specific Plan & Mixed-Use Overlay

The 30-day NOP period for the public to comment on issues to be addressed in the DEIR is scheduled to begin May 17, 2021, and end on June 15, 2021. The NOP is available for review at the City of Bishop Planning Department office at 377 West Line Street or at the Planning Department website:

https://www.cityofbishop.com/departments/planning/environmental_documents.php

A public Scoping Meeting for the project has been scheduled for Thursday May 20th at 6pm, via a Zoom meeting. To connect to the meeting go to:

[https://zoom.us/meeting/register/tJlvd-uorzwjHNNHgeziIwzcAZBep9DmjuLuA](https://zoom.us/join/zoom/register/tJlvd-uorzwjHNNHgeziIwzcAZBep9DmjuLuA)

The Scoping Sessions and Meeting will provide the public the opportunity to learn about the Downtown Bishop Specific Plan & Mixed-Use Overlay project and to comment on issues that should be addressed in the DEIR. Additional information regarding the project and the environmental process is detailed in the NOP, which is also available on the Planning Department's website at:

https://www.cityofbishop.com/departments/planning/environmental_documents.php

All Comments must be received by the Planning Department by June 15, 2021.

For additional information contact the City of Bishop Planning Department at 760-873-8458 or email at publicworks@cityofbishop.com.

Appendix B

Draft Plan Community Workshop and Public
Scoping Meeting Summary Report
(Alta Planning + Design 2021)



DOWNTOWN BISHOP PLAN

Draft Plan Community Workshop
and Public Scoping Meeting Summary Report

JUNE 2021



CONTENTS

Introduction	05
General Feedback	07
Plan Boundaries	08
Building Height & Massing	10
Downtown Character	12
Parking	14
Public Realm & Active Transportation	16
Presentation Materials	Appendix A

DOWNTOWN BISHOP PLAN

Community Workshop and Public Scoping Meeting



Join our virtual workshop to discuss the draft plan

May 20, 6 - 7:30pm

To register and view the draft plan, please visit:

DowntownBishopPlan.com

For more information, contact: Elaine Kabala at ekabala@cityofbishop.com

INTRODUCTION

This memorandum summarizes feedback, questions, and comments raised by residents, stakeholders, Planning Commission, and City Council related to the Bishop Downtown Specific Plan and Mixed-Use Overlay Draft Plan. The Community Workshop and Public Scoping Meeting was hosted via Zoom on May 20, 2021 and was open to all Bishop residents and stakeholders. The project team also presented to Bishop's City Council via Zoom on May 24, and to Bishop's Planning Commission on May 25. The purpose of the workshop and presentations was to update stakeholders on the Draft Plan's key elements, describe the California Environmental Quality Act (CEQA) process, solicit feedback, and answer questions pertaining to the Draft Plan.

Prior to all 3 meetings, participants were asked to review the Draft Plan and prepare points they wanted to address in the meeting. Following an overview presentation, workshop participants then joined break-out rooms for followup discussion. The comments received from these meetings will be used to revise the Draft Plan to ensure the Final Plan meets the needs of the City. This summary reviews the information presented in the 3 meetings, and evaluates the comments received from residents. The summary is divided into topics based on the majority of the feedback received from the public such as parking, plan boundaries, and building heights.

Community Workshop and Public Scoping Meeting

This meeting was hosted via Zoom on May 20, 2021 from 6-7:30pm. The presentation began by reviewing the purpose and goals of the Draft Plan, and its timeline for completion. The project team then summarized results from previous outreach efforts, and kicked-off the public comment period for the Environmental Impact Report (EIR). Finally, highlights from the Draft Plan were presented, focusing on subject matter that community members had indicated was of most concern or interest. Following the presentation, participants were separated into Zoom breakout rooms where they were encouraged to ask questions and give feedback on the Draft Plan with a project team member. The workshop closed with all participants coming back together to report back on topics discussed in the breakout rooms. 29 participants joined this public workshop.



City Council and Planning Commission Meetings

The Draft Plan was presented to City Council on May 24, 2021 at 6:00pm. The Planning Commission presentation was hosted the following day at 6:00pm as well. Similarly to the Community Workshop, in these meetings the project team summarized the purpose of the Plan, and highlighted key elements of the Draft Plan, followed by a question and answer session with the elected representatives.

Downtown Bishop Plan

The Downtown Bishop Plan will be a path forward to create a vibrant downtown by:

- Updating the City's mixed-use zoning code
- Elevating the City's small town character while creating a vibrant pedestrian friendly environment
- Providing for an increase in residential development
- Ensuring adequate infrastructure

The presentation reviewed the purpose and goals of the Draft Plan

THEMES

General Feedback

The majority of the feedback received on the Draft Plan was positive. Residents expressed excitement to see the implementation of the vision expressed in the Plan, and gave constructive feedback on elements that could be changed to better fit Bishop's character and needs. At the beginning of each meeting, participants were asked to introduce themselves and tell the group about their favorite parts of Bishop. Some of the most popular answers were:

- The unique storefronts and architecture
- The green spaces and parks
- The artistic murals and signage downtown
- The walkable areas

The following sections highlight key elements of the Draft Plan, and the comments received from all 3 meetings.



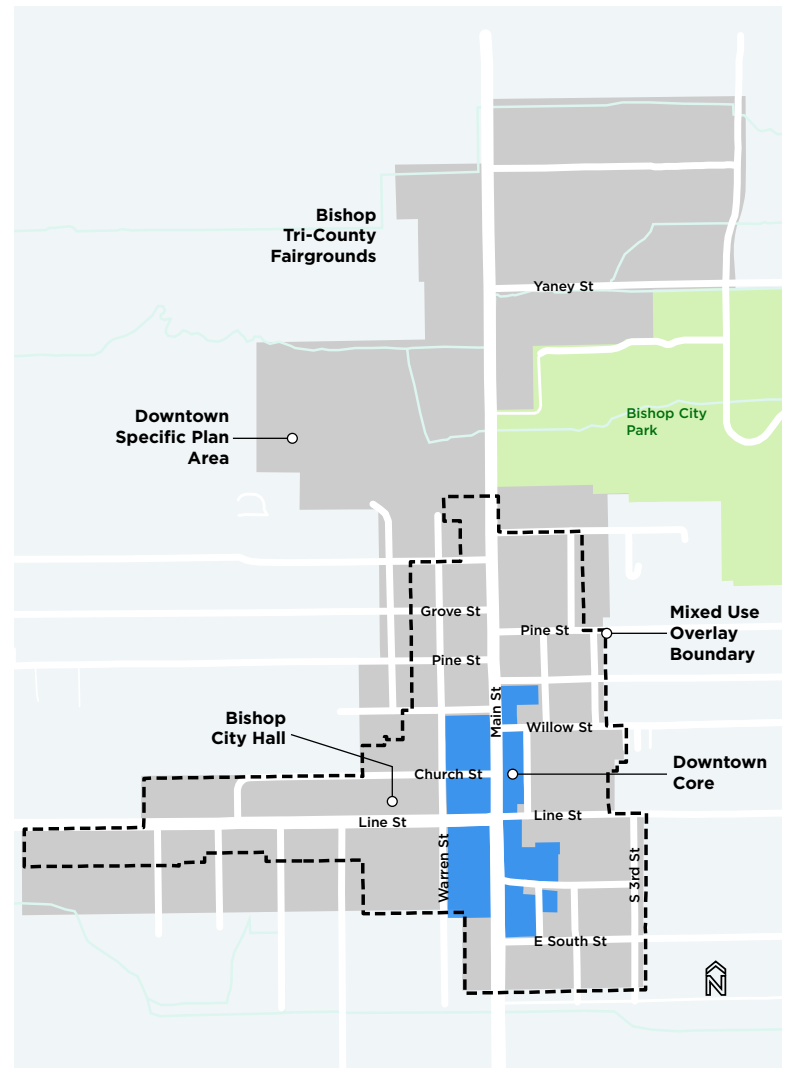
Unique storefronts in Bishop



Pedestrian area on Warren Street

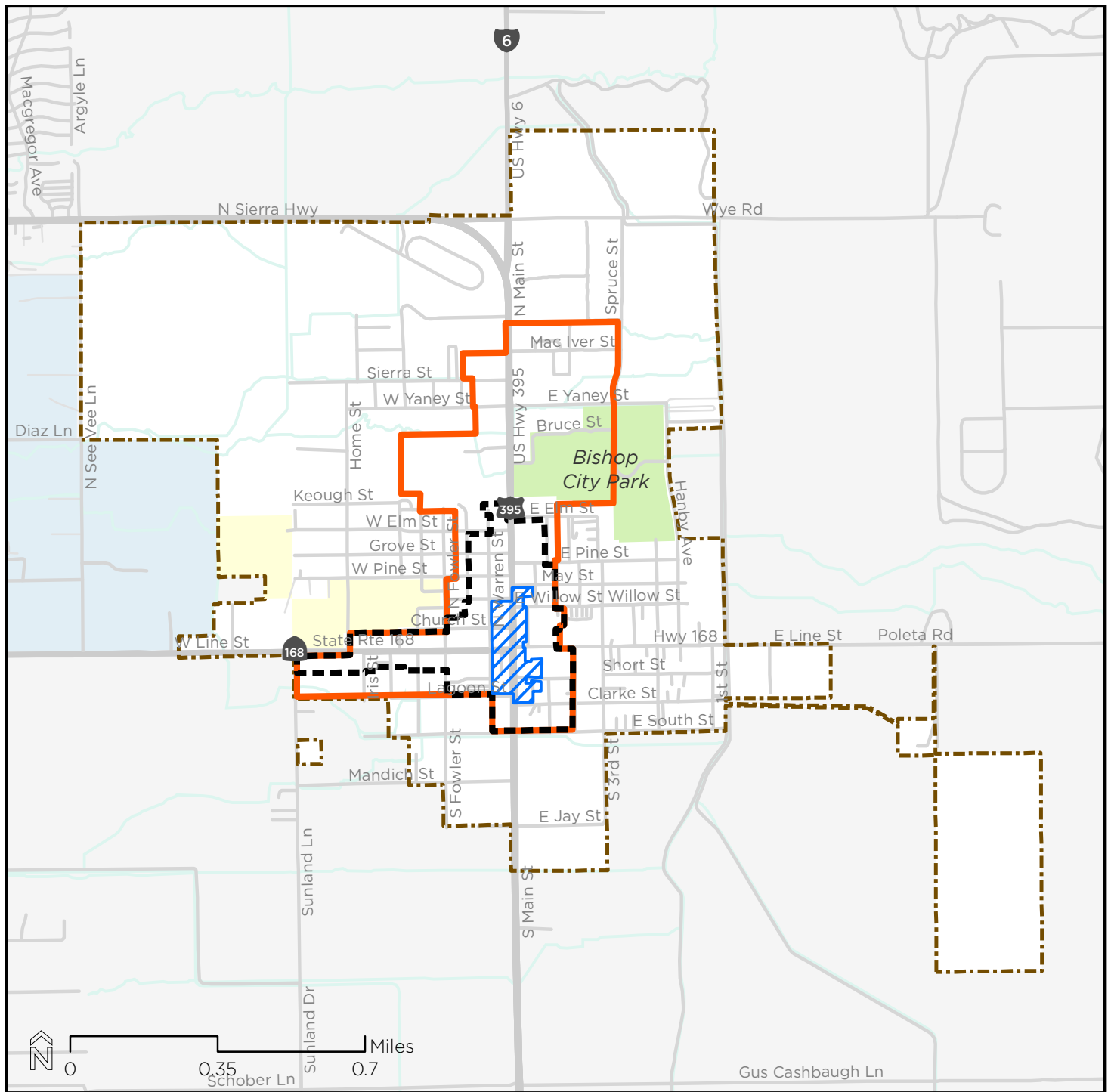
Plan Boundaries









Some participants mentioned that they would like to see the Mixed-Use Overlay Zone (MU-Z) boundary extended east on Line Street to the Canal. This is particularly important as E Line Street is key access route to the Eastern Sierra Regional Airport, which is poised for expansion in services. Participants would also like the Plan area boundary shifted as to not bisect Bishop City Park. Other suggestions included moving the MU-Z northward in order to accommodate Yaney Street and the currently empty Kmart building, and expanding the MU-Z to commercial zones where conditional use permits have already been granted to build housing. Expanding the MU-Z in this way may require an islands approach, rather than a completely connected MU-Z.



Proposed Mixed-Use Overlay Boundaries

Proposed Project Location



-  Downtown Core
-  Mixed Use Overlay Boundary
-  Downtown Specific Plan Area
-  Schools
-  Park
-  Bishop Paiute Reservation
-  Waterway
-  Bishop City Boundary

Data provided by the City of Bishop, TIGER, Caltrans



Building Height & Massing

Participants had mixed feelings about the Plan's proposed increase in building heights. Most stakeholders expressed support for increased building heights in the study area, with some stating that they would like to see even taller buildings to accommodate more retail and housing Downtown. Other participants did not like the increased building height, citing concerns about maintaining the viewshed of the mountains, although the current viewsheds on Main Street are minimal. The project team noted that as a part of the EIR, the team will be studying the viewshed impacts of the proposed height increases.

Some stakeholders expressed concern regarding the Bishop volunteer fire department's ability to provide emergency services to structures with increased heights. To this end, the project team and city officials discussed that this was a surmountable challenge, and new equipment could be acquired as taller structures are

built. Residents also asked questions about potentially tearing down and re-developing older buildings, and about plans for developing empty lots.

Some community members had concerns about the 0-foot setbacks in the MU-Z, stating that larger setbacks might be appropriate for taller buildings. One of the most common comments related to Building Height and Massing was that stakeholders wanted to ensure that as buildings increase their height, Downtown Bishop's existing charm and character is not lost.

Finally, more housing is a critical priority for Bishop residents. Some participants said they will accept increased building heights as a trade off for more housing availability.

“I really like the emphasis on housing having 2 or 3 stories, and increasing the housing units in Downtown.”

-Community Workshop participant



Typical building heights in Downtown Bishop



Photosimulation of taller buildings in Downtown Bishop

Downtown Character

The Draft Plan provides guidance for storefront colors, windows, lighting, canopies, and signage. Community members were generally supportive of these guidelines, as they would like to see a more cohesive look Downtown. Participants liked the proposed mix of styles showcased including: Victorian, Craftsman, Flat Roof Commercial, and Art Moderne, and several participants noted that the style and character of Downtown Bishop is their favorite part of their City. Some participants felt that maintaining the eclectic mix of architectural styles Downtown should be a priority, with business signage used to tie the storefronts together in a theme or City brand. The project team explained that the design guidelines provided in the Draft Plan are general, and allow for customization and creativity so that the eclectic character of Downtown shines through. Workshop attendees were also supportive of an improved and expanded wayfinding program Downtown, with the hope that better signage will make it easier for tourists to navigate Downtown, find parking, and access hidden gems not immediately visible from Main Street.

“To me, the eclectic mixture of architecture suggests a ‘Down to earth’ feel--that ‘it’s all good’, ‘no judgment’”

-Community Workshop participant



Parking signage at a Downtown Bishop business



Aspects of storefront signage guidance contained in the Plan



Aspects of storefront guidance described in the Plan

Parking

The Draft Downtown Plan aims to create parking maximums to prevent the construction of too many unused parking spaces, and wayfinding improvements to make existing parking spaces more visible to drivers. These strategies can help make Downtown more walkable for visitors, and lower the barrier to entry for new businesses in Bishop that might otherwise have to pay for the construction of new parking spaces. Additionally, a proposed new parking impact fee would generate funds to improve signage, build safer pedestrian infrastructure, and improve or expand existing parking Downtown.

Workshop participants suggested that the parking impact fee could be used to build a centralized public parking structures that allow visitors to park in one area and walk to their destinations Downtown. Residents also asked questions about the parking guidelines, and wondered how this would affect business owners who wanted to add residences on the upper floors of their businesses. The project team explained that with the Plan's shift to a parking maximums approach, businesses will no longer have the economic burden of building new parking spaces, thereby facilitating other investments and use of the land.

Some participants did have concerns with the proposed shift to a parking maximums approach, noting that too little parking may discourage tourists from visiting Bishop, and if Bishop grows too quickly, residents will not have anywhere to park their vehicles. Others expressed concern that even with enhanced wayfinding, tourists may still be unable to locate parking, and choose not to stop in Bishop at all. The project team reinforced the idea that the goal of the parking guidelines is to strike a balance between parking and livability in Bishop, and the team understands that adequate parking is critical for residents and visitors.



Public parking on Church Street



Public parking on Whitney Alley

Public Realm & Active Transportation

Workshop participants were overwhelmingly in favor of a more walkable Downtown Bishop. Participants noted that more walking and biking facilities and green space would make Bishop desirable for visitors, businesses, and residents, and increase the duration that people spend Downtown. Participants wanted to see more spaces like Whitney Alley, and expressed hope that eventually Main Street could be transformed into a more pleasant walking area with street trees and uniform store fronts.

Many residents expressed frustration about the heavy truck traffic on Main Street, which makes Downtown noisy, dirty, and unsafe for pedestrians. With the upcoming airport expansion and the continued growth in Mammoth and Reno, residents expect that Bishop will continue to see an increase in this traffic. The project team explained that while this Plan does not propose changes to truck traffic on Main Street, the changes that are proposed in the Plan can act as a framework for a proposed truck route, and can improve the experience of walking on Main Street in the meantime.

Outdoor dining in the front and back of businesses, in parking lots, and on rooftops is encouraged by the Plan, and residents were excited to see this document. Residents enjoy outdoor dining, as long as proper precautions are in place to protect diners from traffic, including the noise and dust from truck traffic on Main Street, and from the hot sun in the summer.

Community members asked questions about lighting in Bishop, and wanted to be sure that night lighting will not affect dark sky initiatives in the area. The project team described to participants that the proposed lighting recommendations will follow Dark Sky guidelines and will not interfere with the natural sky views in Bishop.

Participants were also highly in favor of more art and murals, and would like to see art incorporated into more places in Bishop including wayfinding.



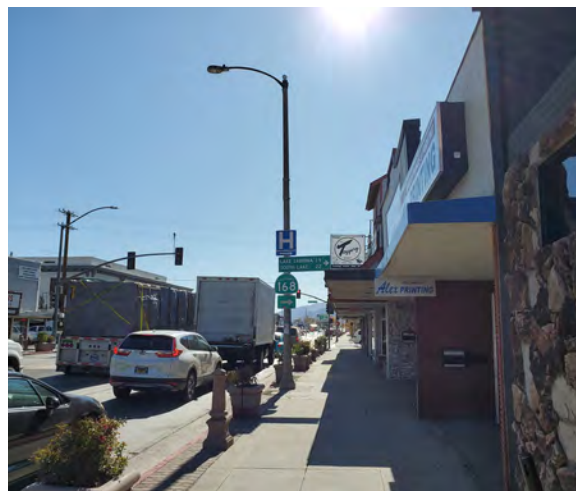
Truck traffic on Main Street in Downtown Bishop



Residents have asked for more outdoor dining options

“My favorite parts of Downtown are the murals, landscaping, walkable nature, unique storefronts”

-Community Workshop participant



Walking conditions on Main Street in Downtown Bishop



Art on a business in Downtown Bishop



Pedestrian scale lighting in Downtown Bishop

DOWNTOWN
BISHOP
PLAN

MAY 20, 2021

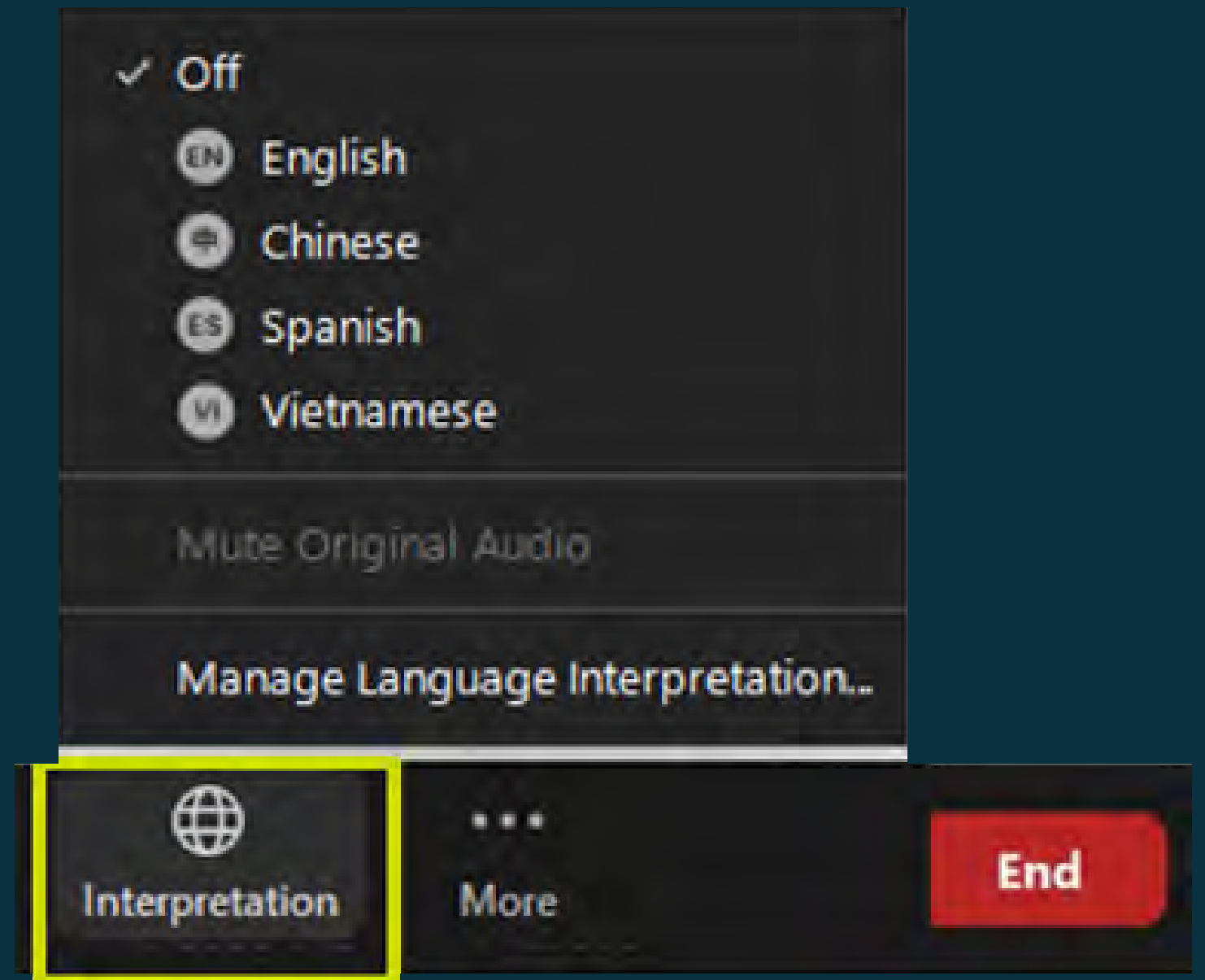
Community
Workshop and
Public Scoping
Meeting

Draft Specific Plan
and Mixed-Use
Overlay

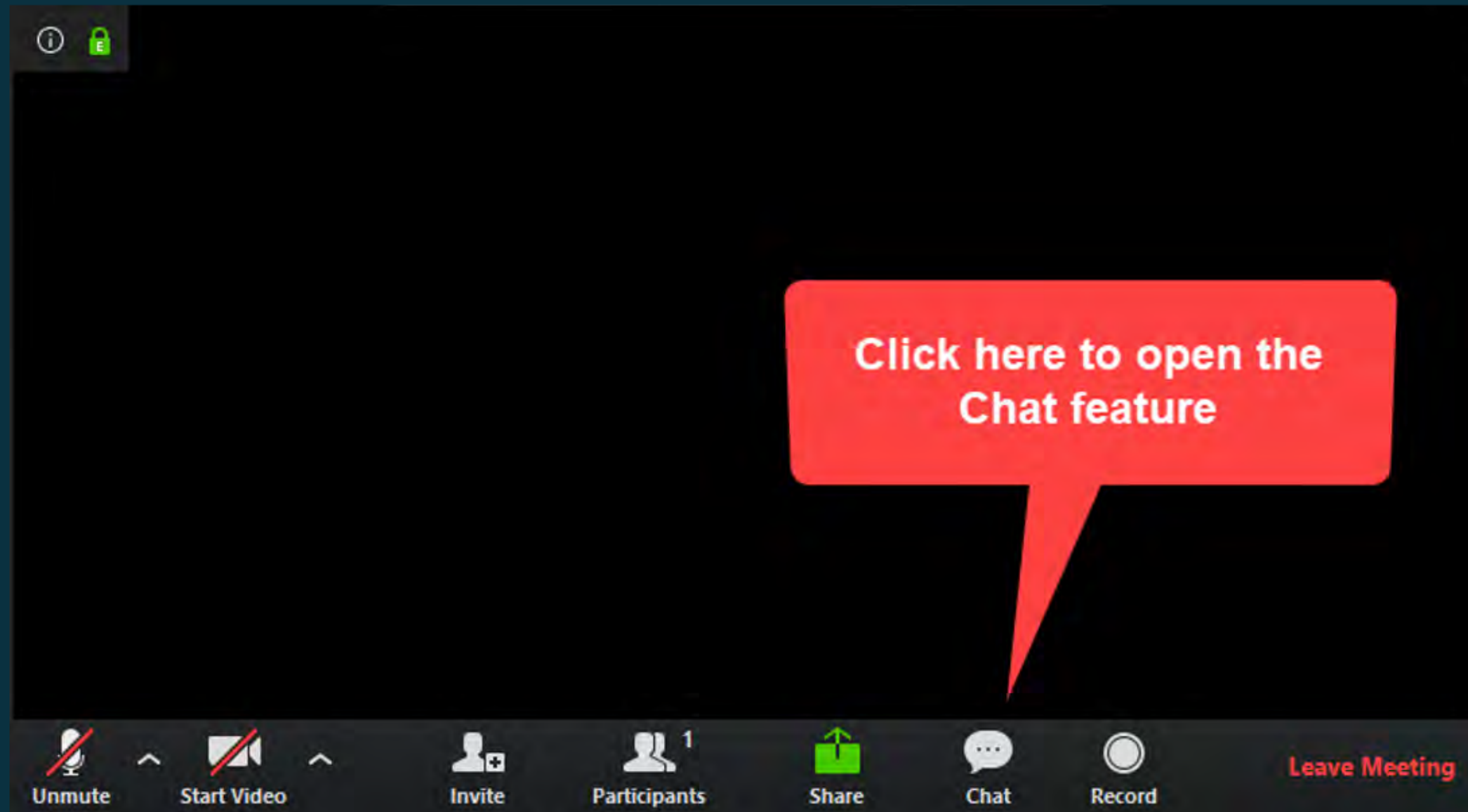


Zoom Housekeeping

- Select your language-specific audio channel
- Seleccione el canal de audio específico para su idioma



Zoom Housekeeping



Agenda:

- Welcome and Introductions
- Project Overview and Timeline
- California Environmental Quality Act Scoping
- Draft Plan Highlights
- Discussion (Breakout Rooms)
- Wrap-Up and Next Steps

Project Overview and Timeline



Downtown Bishop Plan

The Downtown Bishop Plan will be a path forward to create a vibrant downtown by:

- Updating the City's mixed-use zoning code
- Elevating the City's small town character while creating a vibrant pedestrian friendly environment
- Providing for an increase in residential development
- Ensuring adequate infrastructure



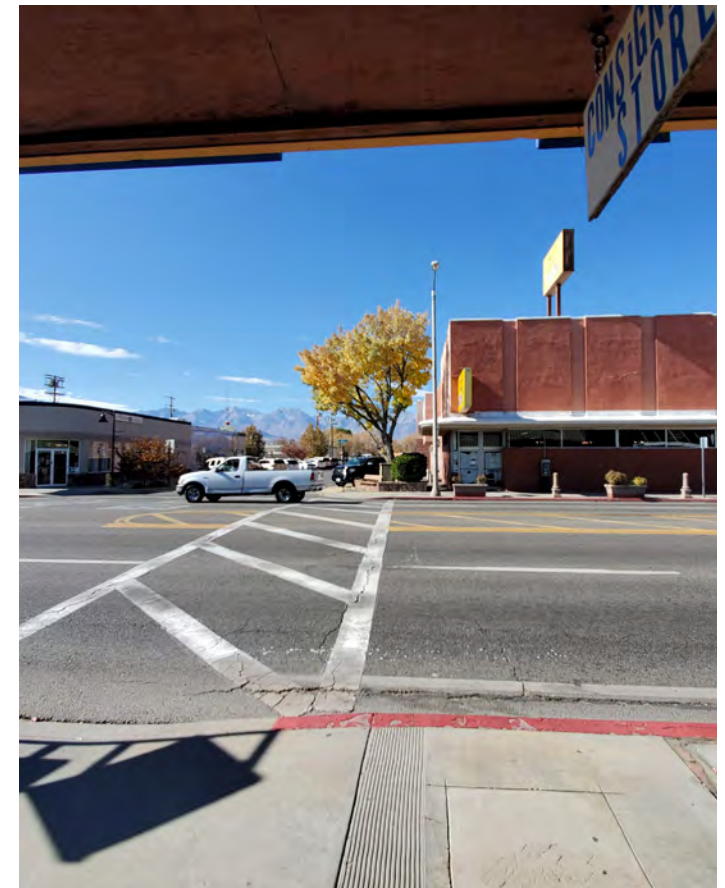
What's a Specific Plan?

- A strategic document that provides guidance and links implementing policies of the general plan to individual projects.
- The development of properties that fall within the boundaries of the specific plan must follow the policies and guidelines as defined within the plan.





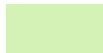





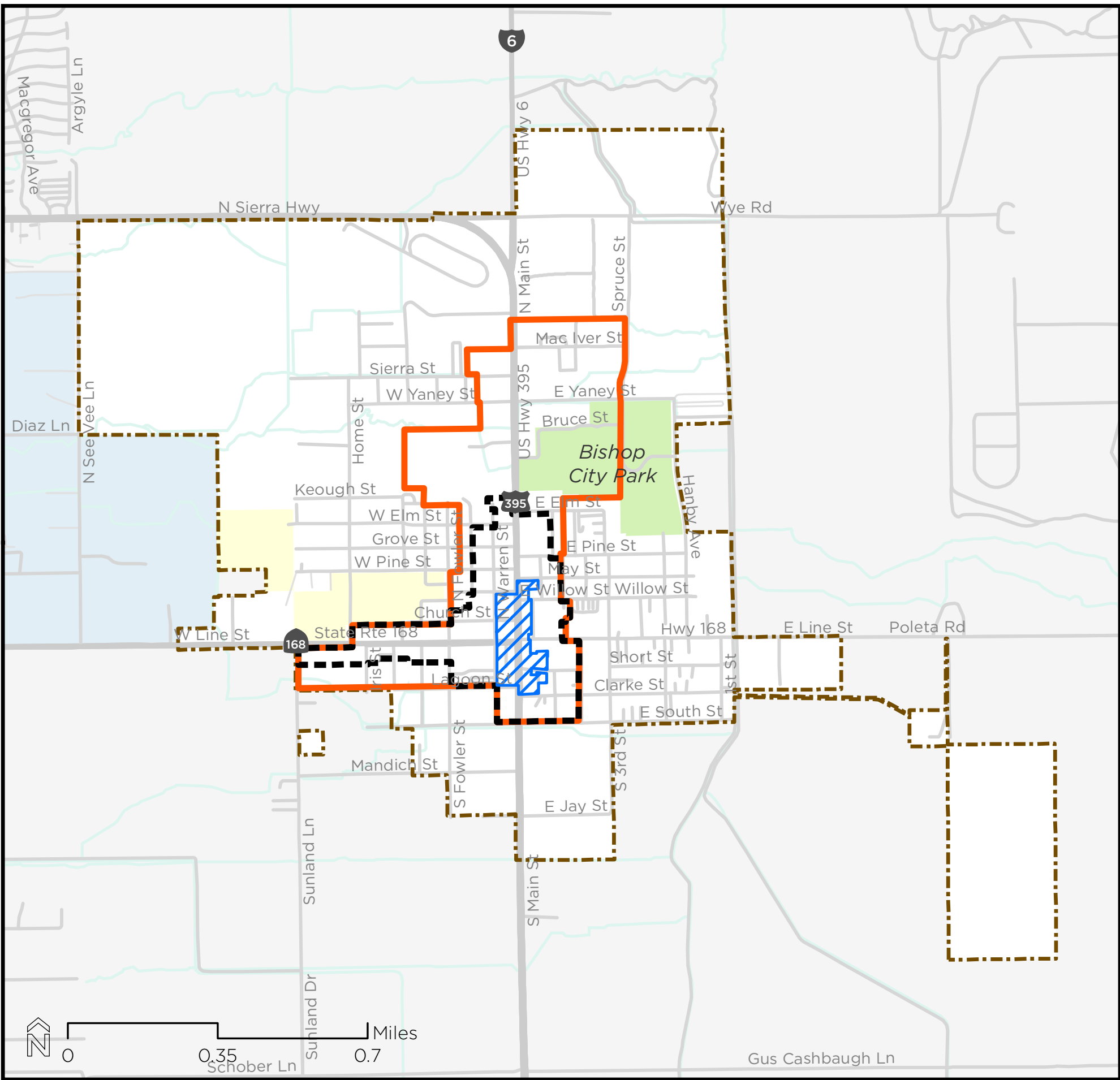
What's a Mixed-Use Overlay?

- Establishes additional development standards and guidance for a subset of properties within the specific plan.
- Bishop's mixed-use overlay is intended to allow greater flexibility for development typologies and uses, especially higher density residential development and live-work buildings in appropriate areas of the city.
- For property within the specific plan's boundaries designated as part of the mixed-use overlay, the mixed-use standards and requirements supersede the specific plan.

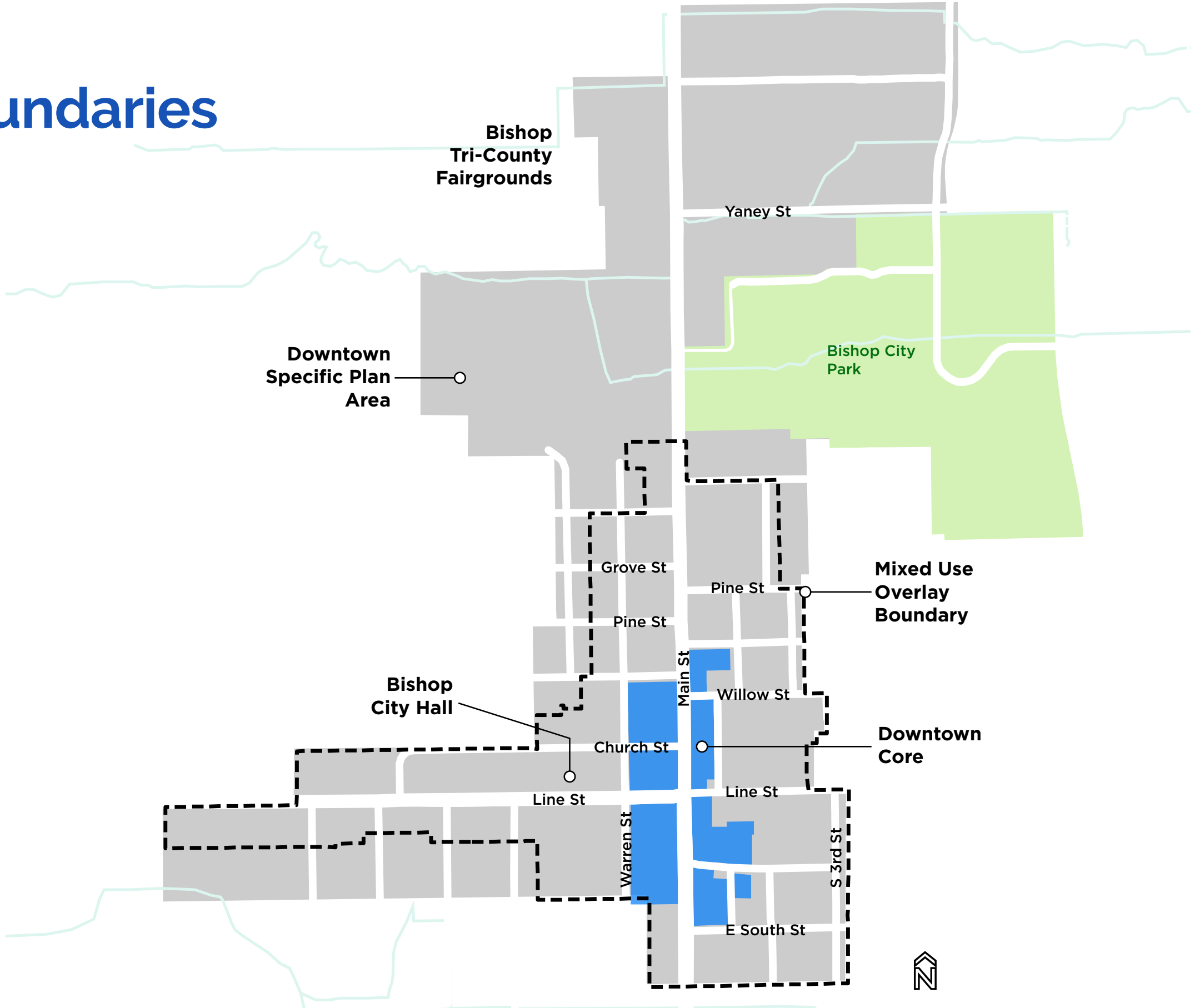


Project Boundaries

-  Downtown Core
 -  Mixed Use Overlay Boundary
 -  Downtown Specific Plan Area
 -  Schools
 -  Park
 -  Bishop Paiute Reservation
 -  Waterway
 -  Bishop City Boundary
- Data provided by the City of Bishop, TIGER, Caltrans



Project Boundaries



Timeline



Web Survey Results

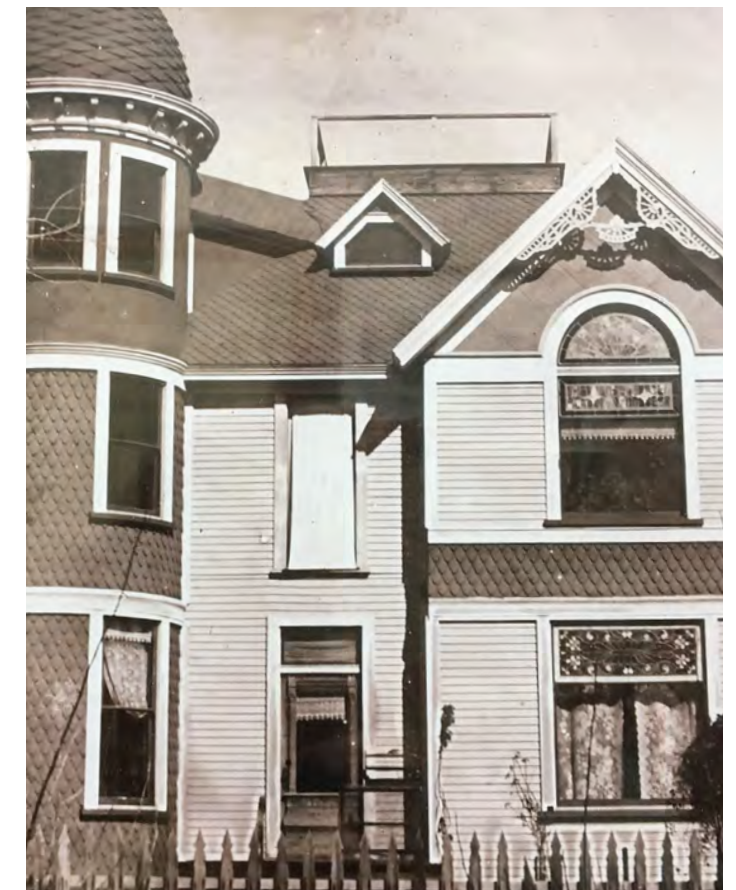
What makes Downtown Bishop Special?



Web Survey Results

How do you define Bishop's style?

- Western
- Historic/Ranch/Victorian
- Route 66
- Mid-Century
- Modern



Web Survey Results

What do you think
Downtown Bishop needs
most?

- More walkable streets
- More stores
- More housing
- More cycling infrastructure
- More places to gather



Alternatives & Concepts

November 2020 Open House

- 5-days on Main Street
- 62 surveys and responses

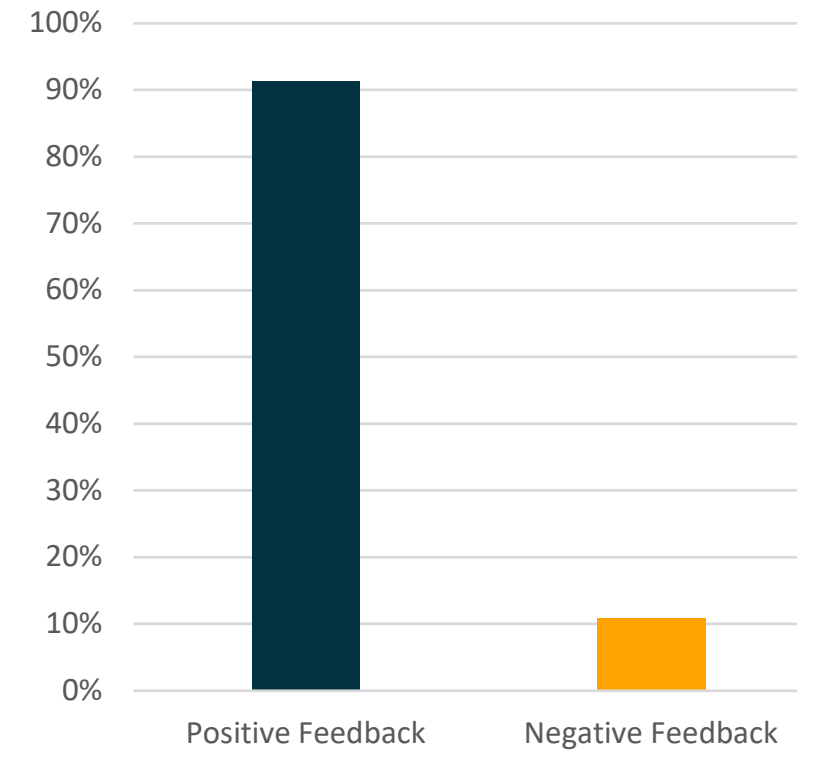
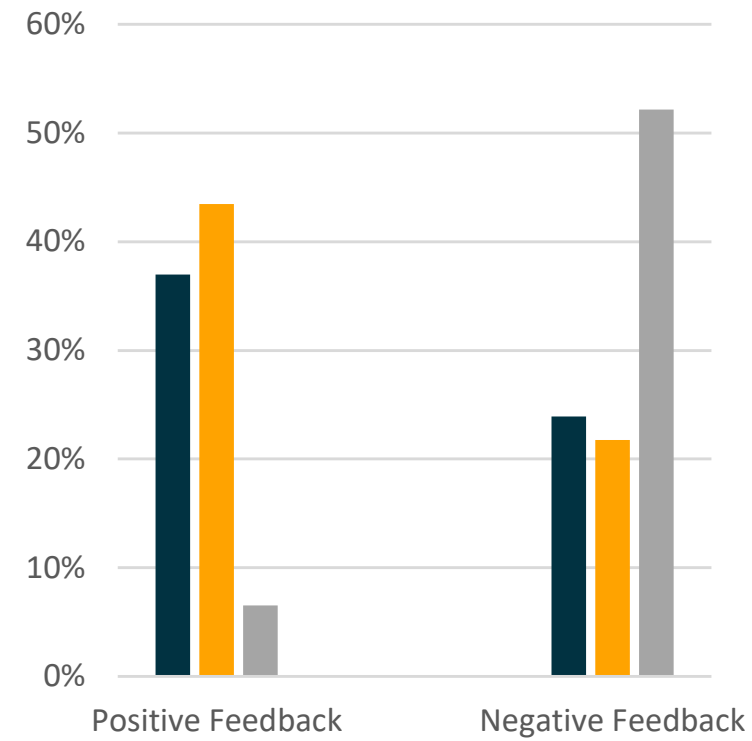
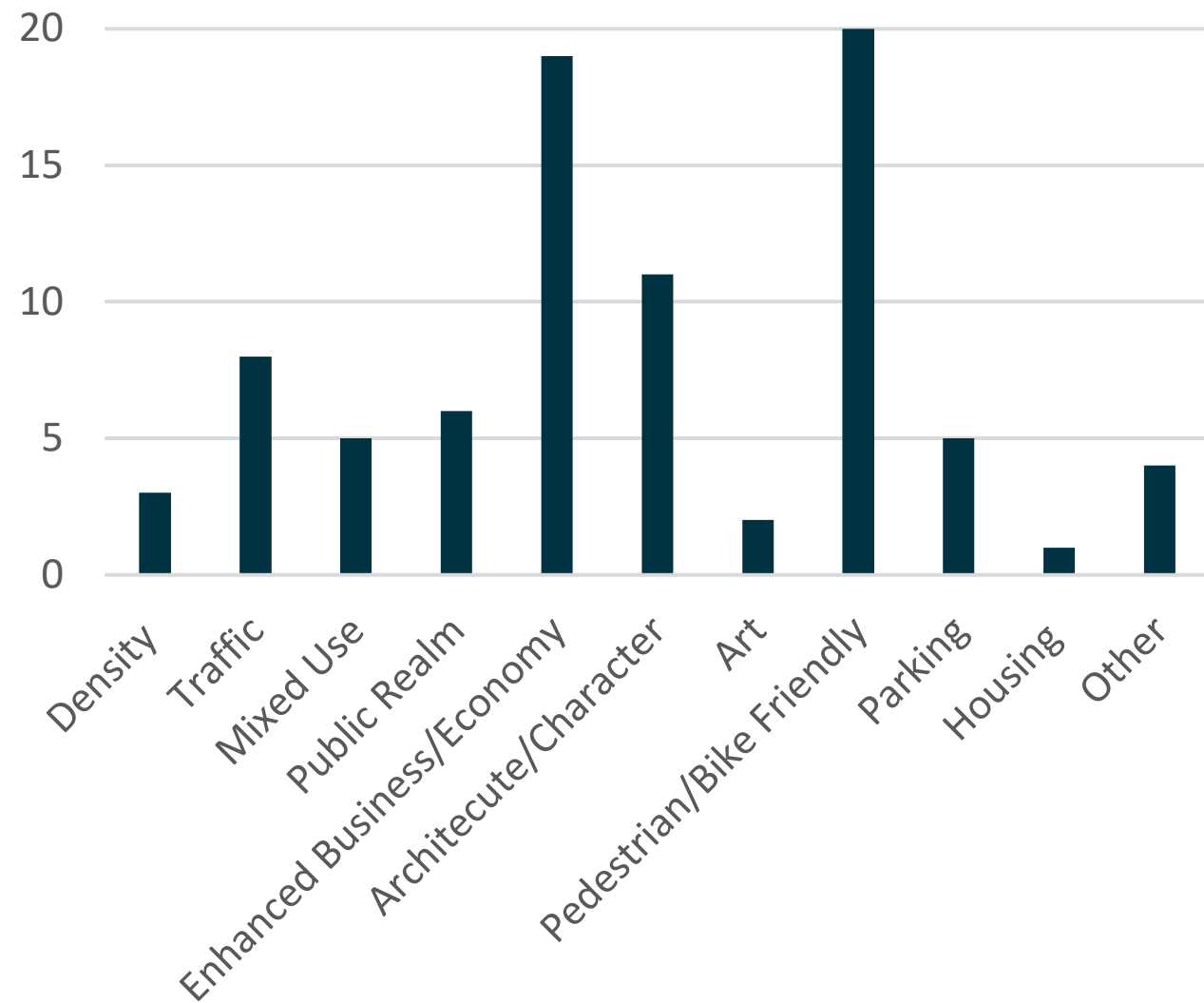


What We Heard

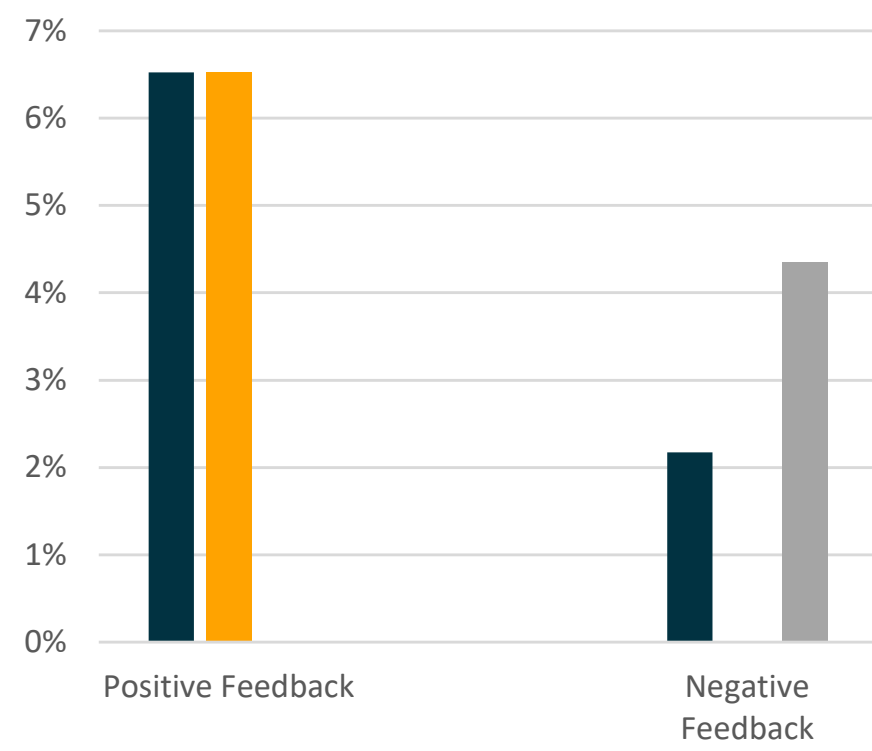
November 2020 Open House

- Low Intensity
- Medium Intensity
- High Intensity

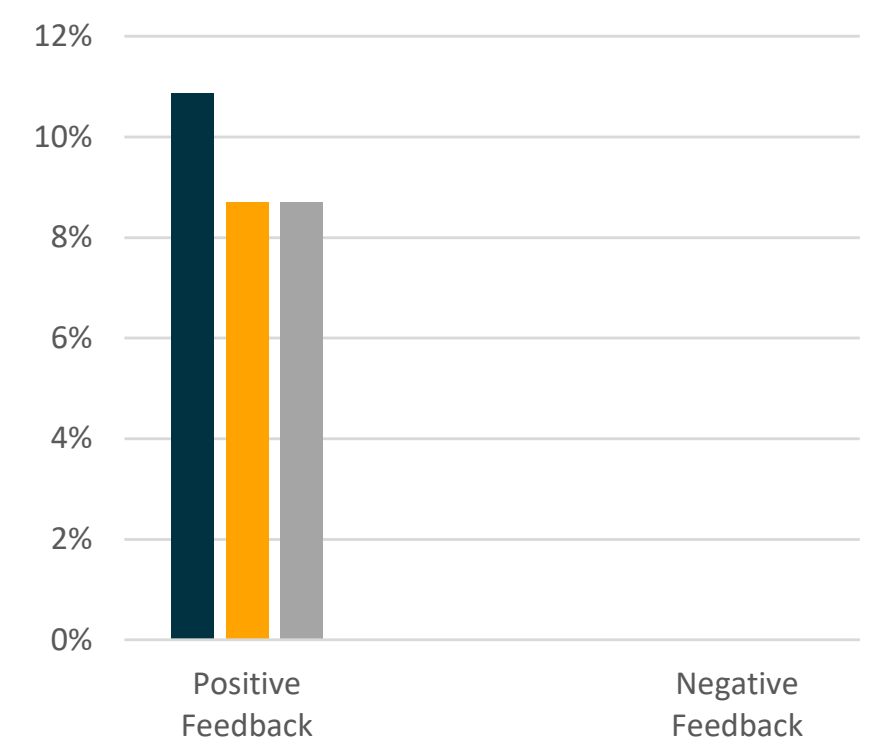
Vision & Themes



Building Height



Walkability



Parking

Art / Public Realm



Virtual Scoping Meeting for an Environmental Impact Report (EIR) May 20, 2021



Introductions

CEQA Lead Agency: **City of Bishop**

Primary Point of Contact: Elaine Kabala, Senior Planner

Environmental Consultant: **HELIX Environmental Planning, Inc.**

Primary Point of Contact: Robert Edgerton, Principal Planner



CEQA and its Purpose

The California Environmental Quality Act – CEQA – is a state law that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

The purpose of CEQA is to:

- **Inform** decision makers and public about effects of proposed projects.
- **Identify** ways to avoid or significantly reduce environmental impacts.
- **Prevent** significant, avoidable environmental impacts by requiring changes in the project.
- **Disclose** reasons why project was approved if significant impacts are involved.



Intent of the CEQA Scoping Process

- Provide information on the Environmental Impact Report (EIR) process.
- Identify the environmental issues the EIR will address.
- Solicit community input on the environmental issues that may be involved with the proposed project.

Scoping is the first step.

This meeting is for agency and community input on the environmental review process.



Input During CEQA Scoping

The City of Bishop is seeking comments on the environmental analysis of the proposed project, especially for:

- The **range of alternatives** to be considered to avoid or reduce impacts.
- Potential **environmental impacts** of greatest concern to public agencies, organizations and individuals.
- Avoidance, minimization and mitigation measures.

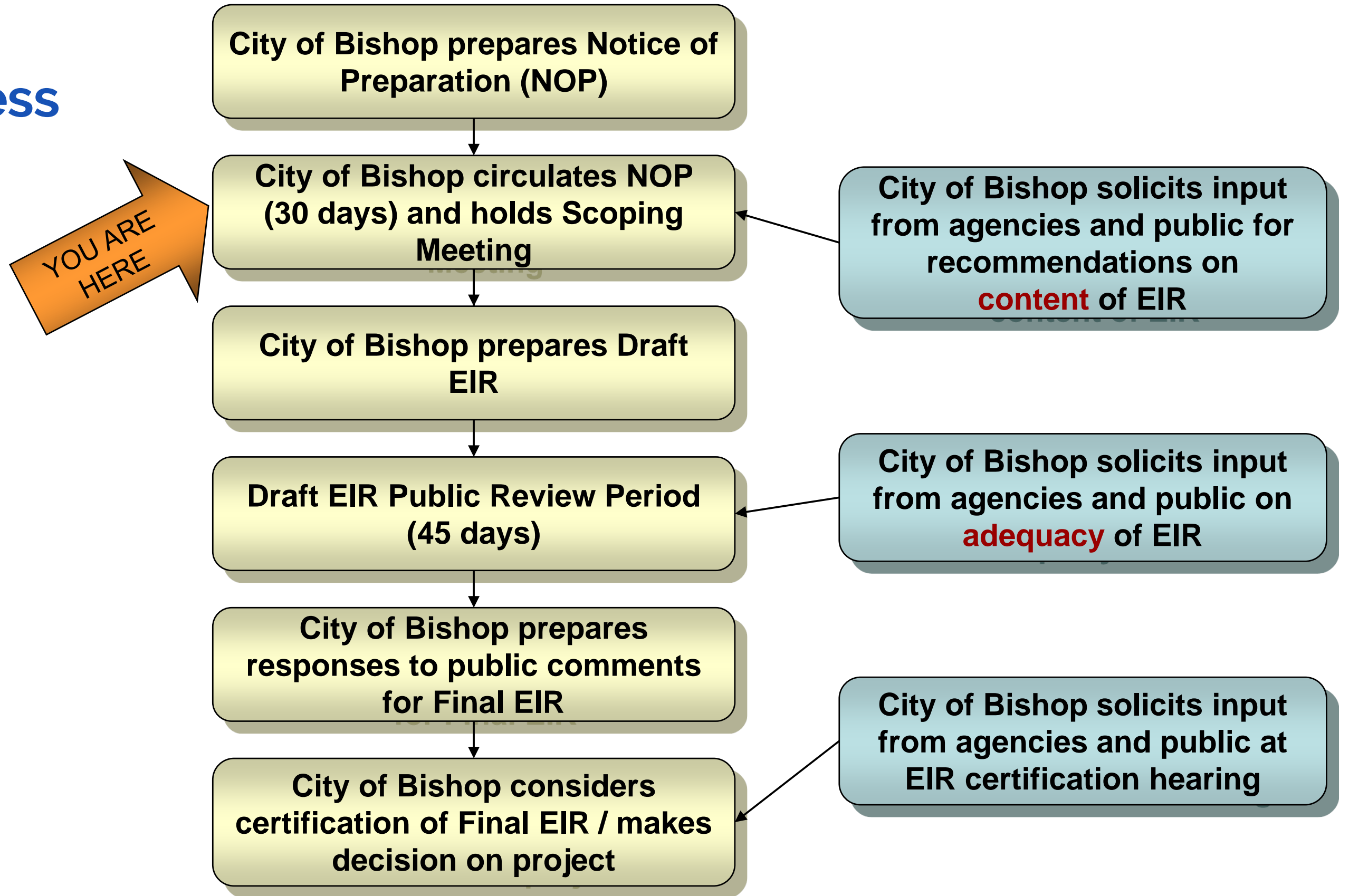


Topics for Evaluation in the EIR

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mandatory Findings of Significance (Cumulative)
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



CEQA Process



Proposed Project Summary









The goals of the proposed project include:

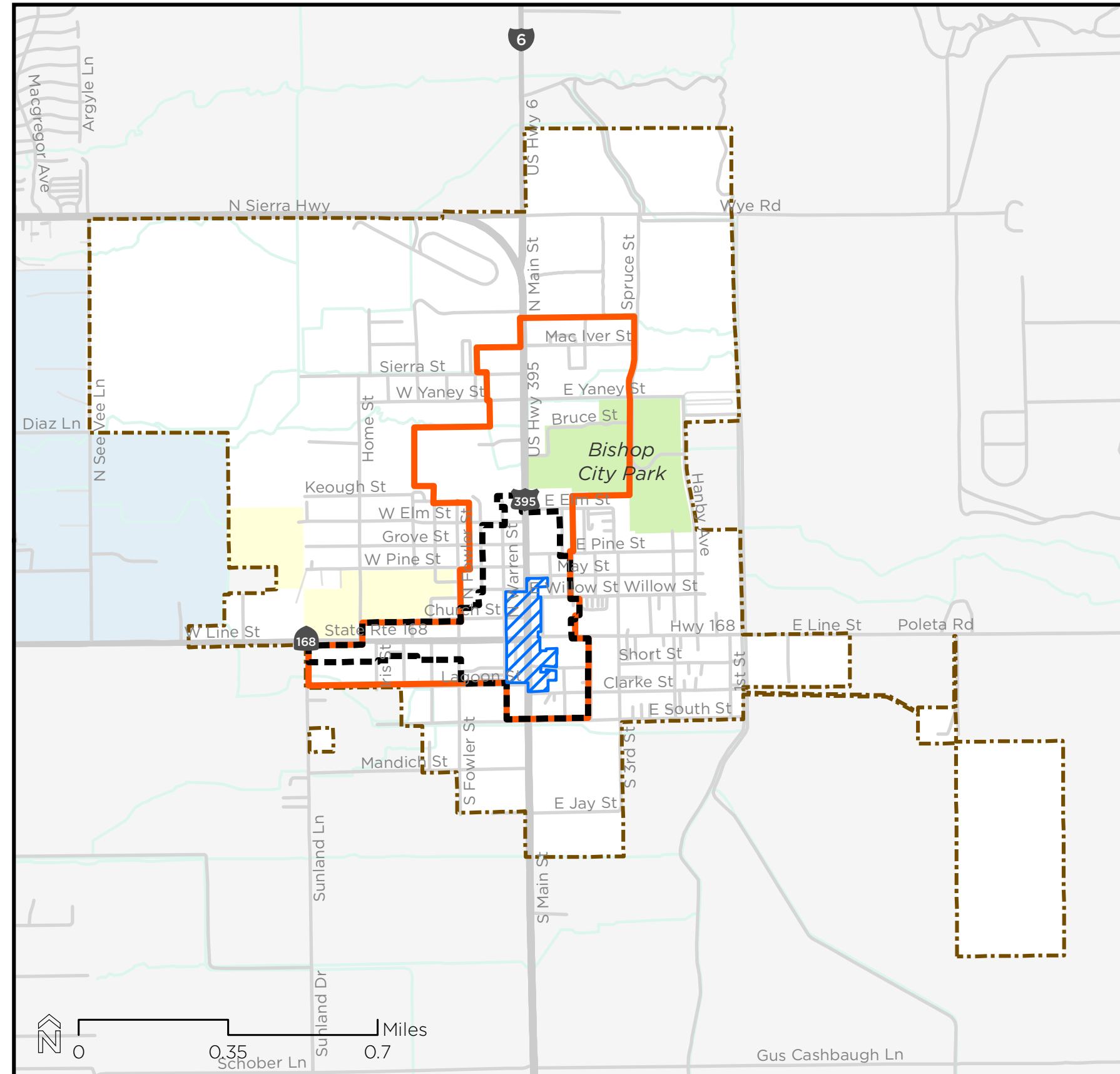
- Managing **growth**;
- Maximizing opportunities for **housing**;
- Accommodating and encouraging **alternative modes of transportation** (e.g., pedestrian, bicycle) in the downtown area; and,
- Enhancing the **character** of downtown Bishop.

The proposed project consists of two parts: a Specific Plan and a Mixed-Use Overlay Zone.



Proposed Project Location

-  Downtown Core
 -  Mixed Use Overlay Boundary
 -  Downtown Specific Plan Area
 -  Schools
 -  Park
 -  Bishop Paiute Reservation
 -  Waterway
 -  Bishop City Boundary
- Data provided by the City of Bishop, TIGER, Caltrans



Proposed Project Summary: The Downtown Bishop Specific Plan

The Downtown Bishop Specific Plan:

- Provides **guidance** to City officials and staff;
- Address the **Community's needs**;
- Links **implementing** policies of the General Plan with individual projects; and,
- **Regulates** the development, redevelopment, infill and new land uses within its boundaries.



Proposed Project Summary: The Mixed-Use Overlay Zone

The Mixed-Use Overlay Zone:

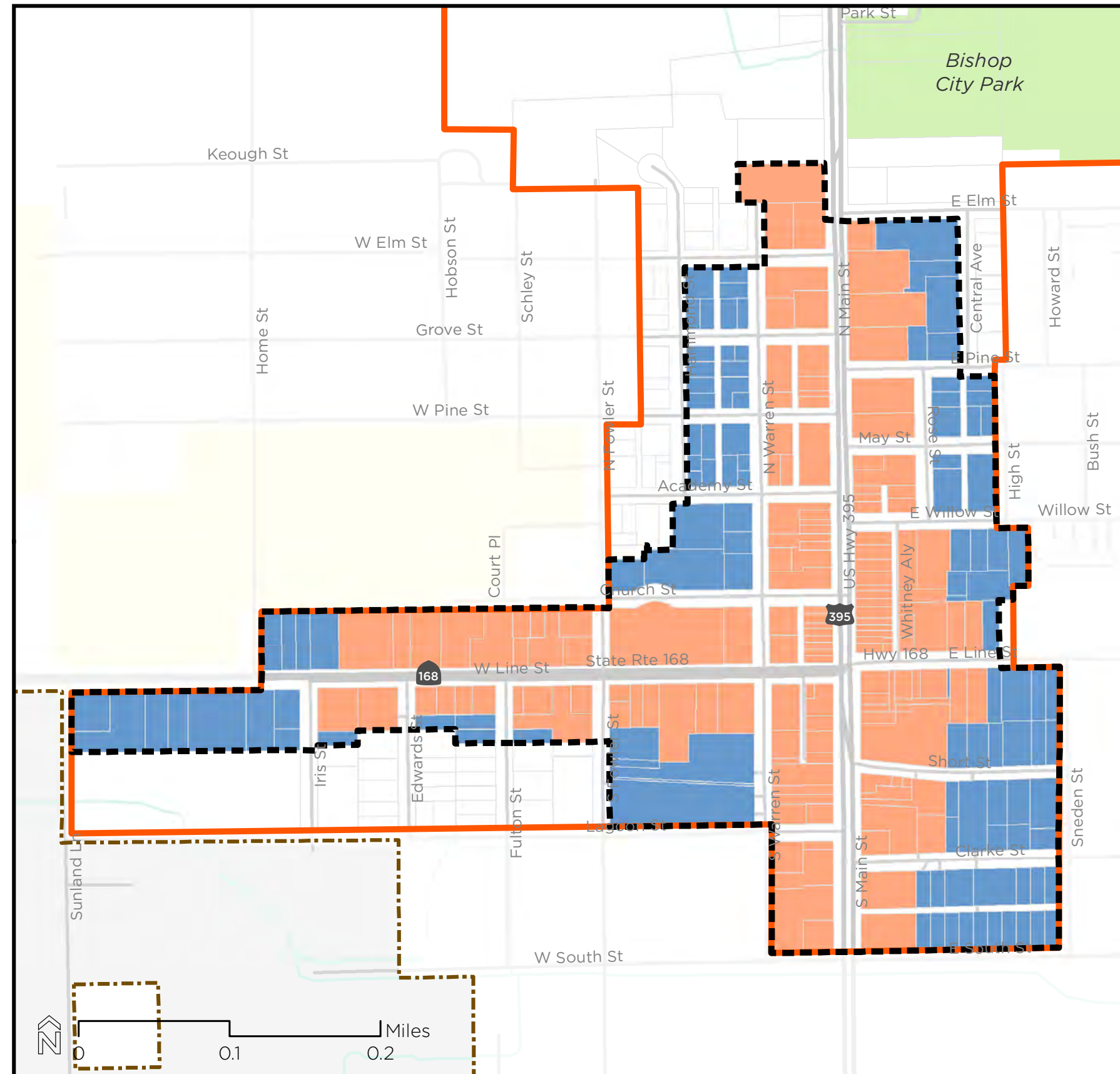
- Allows greater **flexibility** for development types, especially higher density residential development and live-work buildings.
- Aims to **concentrate density** on parcels that front Main Street and Line Street.
- **Reduces** potential VMT impacts.
- **Protects** natural viewsheds.
- **Transitions** from the intensity of downtown into the surrounding residential neighborhood.



Mixed-Use Overlay Boundaries

-  Mixed Use Downtown Zone (MUO-DT)
-  Mixed Use Neighborhood Transition Zone (MUO-NT)
-  Mixed Use Overlay Boundary
-  Downtown Specific Plan Area
-  Schools
-  Park
-  Bishop City Boundary
-  Waterway

Data provided by the City of Bishop, TIGER, Caltrans



Next Steps

- **30-day public scoping period (May 17 – June 15, 2021)**
- Prepare Draft EIR – Summer 2021
 - Evaluate potential impacts of project implementation
 - Evaluate alternatives and cumulative impacts of the proposed project
 - Prescribe mitigation measures to address environment impacts identified
- Circulate Draft EIR for public review – Fall 2021
 - 45-day public review period
- Consider/prepare responses to comments on Draft EIR
- Prepare Final EIR – Winter 2021
- City of Bishop public hearing – Spring 2022



NOP Comments

- Please send written scoping comments to:

Elaine Kabala, Senior Planner
City of Bishop Planning Department
377 West Line Street
PO Box 1236
Bishop, CA 93515

Email: publicworks@cityofbishop.com



Draft Plan Highlights



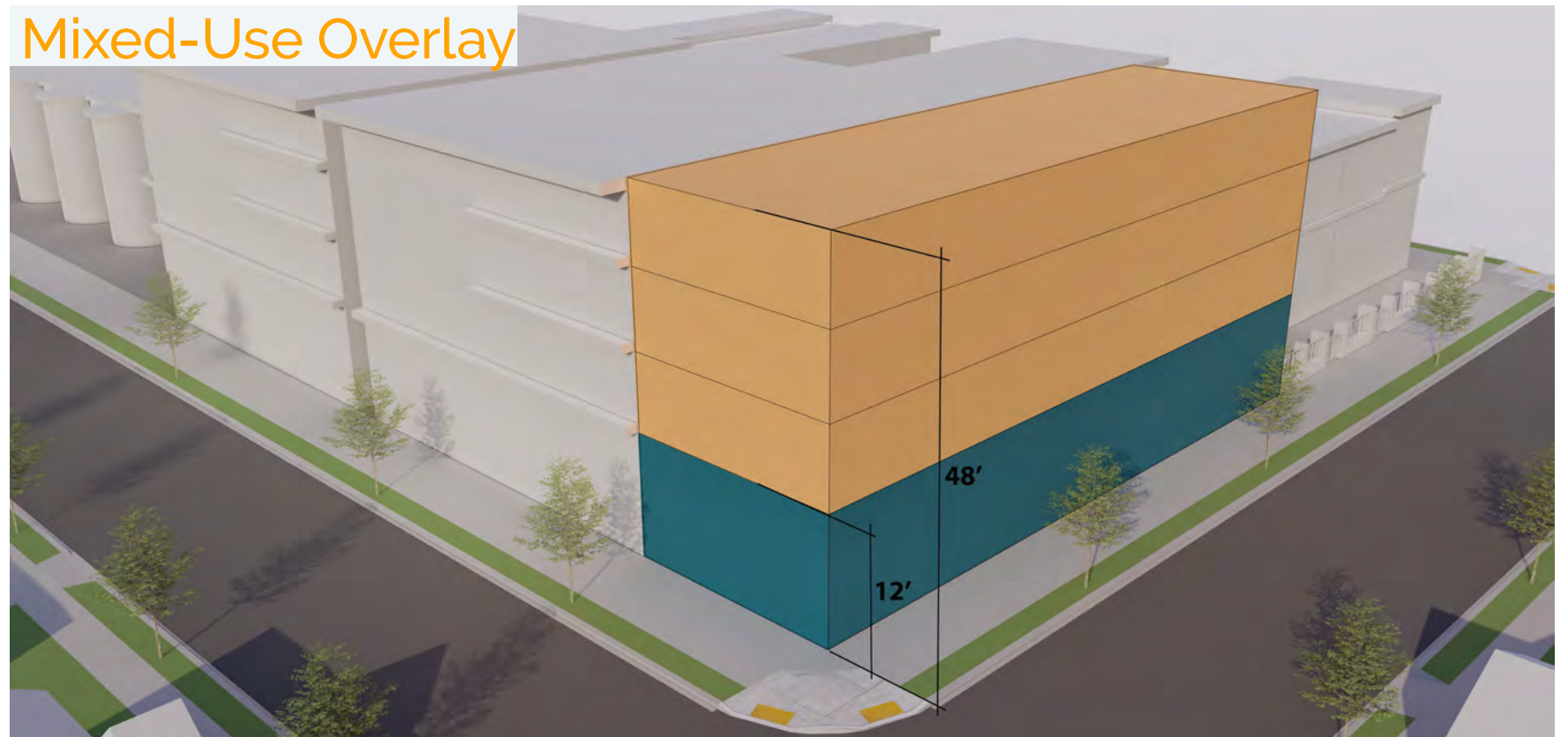
Building Height & Massing

- Balance of accommodating new housing, development and investment
- Maintaining view sheds, and downtown "Bishop" feel
- 48' max height (26-30' currently)
- Higher first-floor stories in downtown core (MUO) to accommodate retail
- 5-15' setbacks (SP)
- 0' setbacks (MUO)

Specific Plan

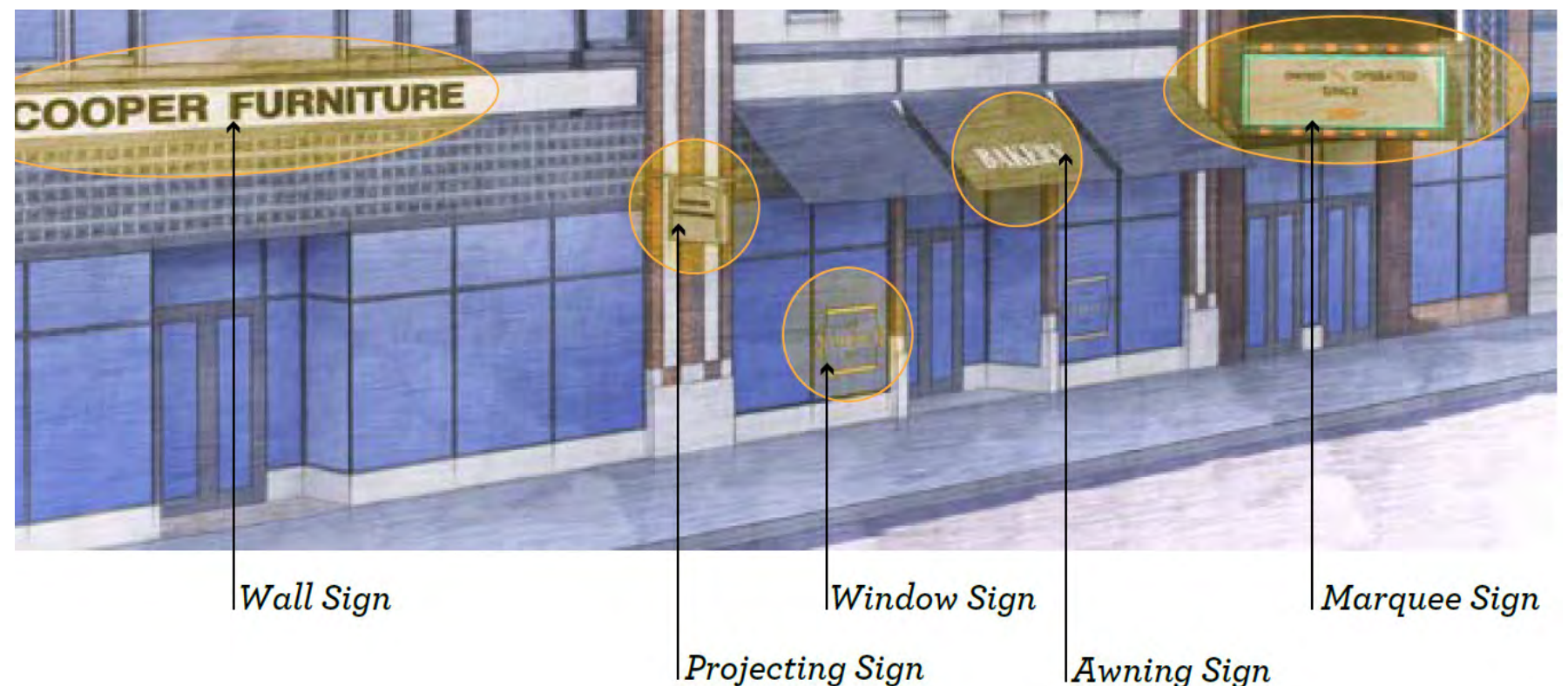


Mixed-Use Overlay



Building & Signage Design Guidelines

- Guidelines to help property owners and developers understand what residents want; derived from surveys and workshops
- Architectural styles reflect Bishop's eclectic mix: Victorian, Craftsman, Flat Roof Commercial, & Art Moderne
- Storefront guidance includes materials and color, ground-floor transparency, entrances, back entrances, lighting, and canopies
- Signage standards guide types, colors, materials, and illumination

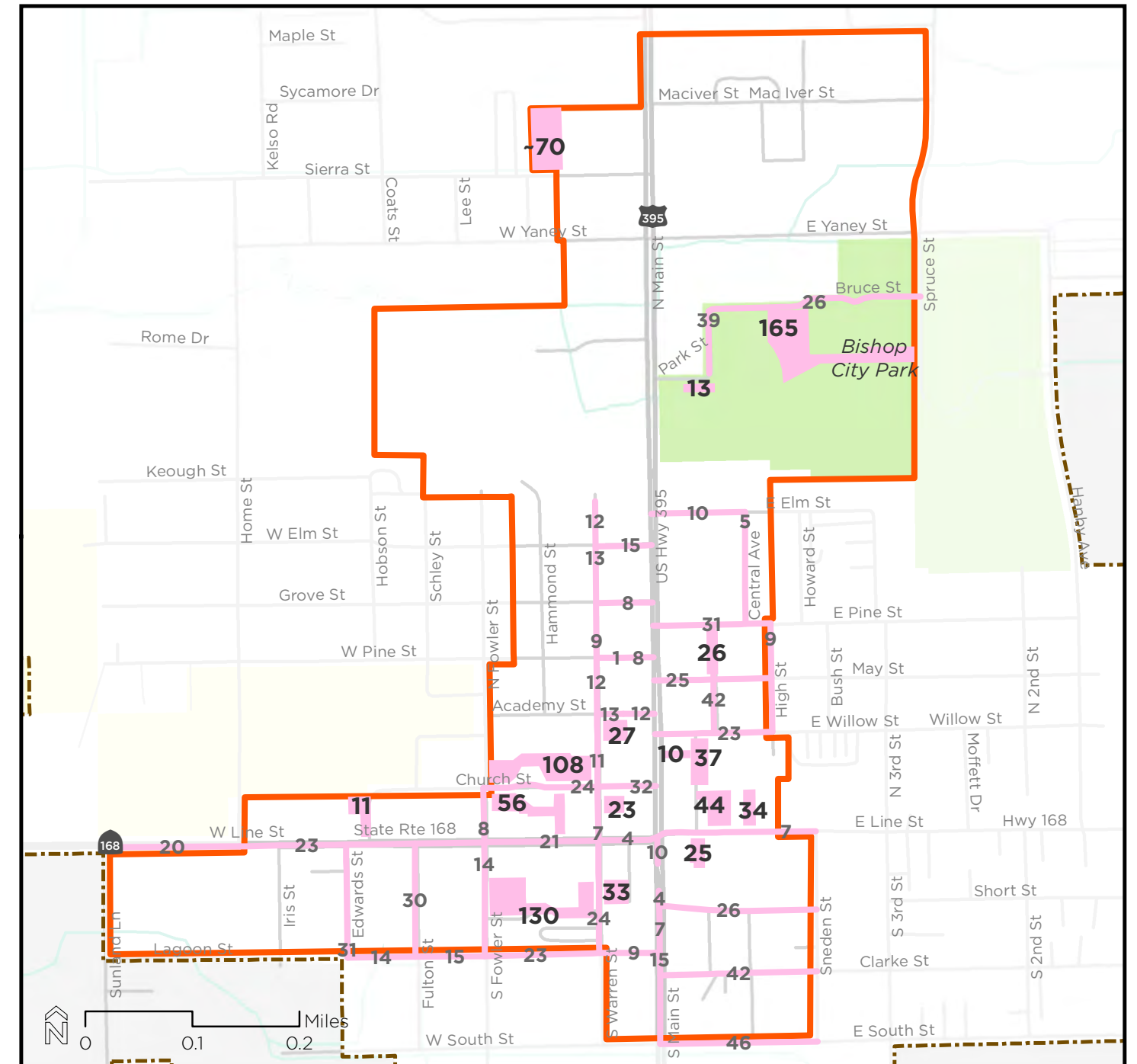


Parking

- About 1,600 existing public parking spaces (lots + on-street spaces)
- Guides lot placement, number of spaces, landscaping, and dimensions
- Limits lots that front primary street
- Shift to parking maximums approach; intent is not to "over park" limited land / impervious surfaces
- Parking impact fee (MUO) for new lot square footage; used for wayfinding, pedestrian amenities, etc.
- Single family homes exempt



Data provided by the City of Bishop, TIGER, Caltrans



Public Realm & Active Transportation

- Pedestrian-friendly amenities and improvements including pedestrian-scale lighting, wider sidewalks, street trees, & outdoor spaces
- Facilitates and encourages outdoor dining (front and back of house) on private property and parking lots
- Allows repurposing of on-street parking for outdoor dining on case-by-case basis
- Identifies priority bicycle and pedestrian corridors: improved facilities, treatments, and signage
- 1% of development cost set-aside for public art



Discussion Groups



Discussion Prompts

- What do you like or not like in the Draft Plan?
- What might be missing? Any opportunities to leverage?
- How do these concepts align with your vision for Downtown Bishop's future?
- Any questions or concerns from an environmental impact perspective?



Discussion Groups Report Back / CEQA Topics Raised



Thank You!



© alta 2021

Appendix C

Notice of Preparation
Comment Letters

NATIVE AMERICAN HERITAGE COMMISSION

May 19, 2021

Elaine Kabala, Associate Planner
City of Bishop
P.O. Box 1236
Bishop, CA 93515

Re: 2021050340, Downtown Bishop Specific Plan & Mixed-Use Overlay Project, Inyo County

Dear Ms. Kabala:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a.** A brief description of the project.
 - b.** The lead agency contact information.
 - c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

 - a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a.** Alternatives to the project.
 - b.** Recommended mitigation measures.
 - c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a.** Type of environmental review necessary.
 - b.** Significance of the tribal cultural resources.
 - c.** Significance of the project's impacts on tribal cultural resources.
 - d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,



Nancy Gonzalez-Lopez
Cultural Resources Analyst

cc: State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 9

500 SOUTH MAIN STREET

BISHOP, CA 93514705

PHONE (760) 874-8330

FAX (760) 872-0678

TTY 711

<https://dot.ca.gov/caltrans-near-me/district-9>*Making Conservation
a California Way of Life.*

June 7, 2021

Ms. Elaine Kabala, Associate Planner
City of Bishop
377 West Line Street
Bishop, CA 93514

File: Iny-395,168-var
NOP DEIR
SCH#: 2021050340

Downtown Bishop Specific Plan & Mixed-Use Overlay - Notice of Preparation (NOP) of a draft Environmental Impact Report (DEIR)

Dear Ms. Kabala,

The California Department of Transportation (Caltrans) District 9 appreciates the opportunity to comment during the NOP phase for the Downtown Specific Plan/Mixed-Use Overlay. We offer the following for your consideration in the draft Plan and Concepts/Alternatives, and for analysis in the DEIR.

- While the draft Plan notes that US 395 (Main Street) and State Route 168 (West Line Street) are State highways, this could be more concisely stated throughout with emphasis that this affects assorted concepts presented. (Such could be considered in the Opportunities and Constraints section on page 46.)
- Since these are State highways, any "conceptual" feature (e.g. pavement striping, awnings, business/wayfinding signage, street scaping, public art, etc.) placed within, including overhead, the State right-of-way (R/W) would need an encroachment permit and to adhere to specific standards and maintenance responsibility. Applicable standards are in the CA Manual on Uniform Traffic Control Devices (parts 2,3,4), the Caltrans Encroachment Permit Manual (section 5), and the Highway Design Manual (Topic 105 for sidewalks, etc.).

Document links:

- [California Manual on Uniform Traffic Control Devices](#)
- [Chapter 500 – Specific Encroachment Permits \(PDF\)](#)
- [Chapter 100 – Caltrans Highway Design Manual](#)

- Please note that the encroachment provision for dining facilities within State R/W is temporary and subject to the current CA Emergency Declaration.
- **Community Survey**, Plan, page 12 - top pie chart total does not equal 100%.
- **Circulation**, Plan, page 38 - Consider a clarification, "there are 2.9 miles of "dedicated" bikeway facilities."
- **Street Conditions**, Plan, page 40 - Vehicular and pedestrian components of US 395 and US 6 were built to current standards. Driver, bicyclist, and pedestrian decisions create safety issues. Consider clarification in this section.
- **Transit**, Plan, page 121 – As noted in the document, more interaction between the City and Eastern Sierra Transit Authority (ESTA) is merited. Clarification should be made that the Bishop Creek Shuttle is not a commuter service, but a seasonal service for recreators in the Inyo National Forest. Better park-n-ride opportunities should be considered for those using a commuter services (e.g. Mammoth Express, Lone Pine Express) and for longer-term parking (more than 3 days) for those using inter-regional Reno/ Lancaster Routes and the Bishop Creek Shuttle. Such would also benefit those (e.g. long-term hikers) needing to leave cars so they will not exceed a 3-day parking restriction.
- Parking availability - ensure that further provision of bicycle facilities includes assessment of resultant loss of on-street parking. There are also Caltrans projects, which we/City are interacting on, that have the potential for removing on-street parking.
- **Mobility Improvements**, Concepts/Alternatives, page 55:
 - The photo with caption "Bicyclist riding along Main Street" is an excellent example of an unsafe/illegal bicyclist decision. Relabel this photo accordingly or remove/replace it.
 - Main Street – Creating more transportation options through downtown would be difficult. The through lanes, shoulders and turn lanes cannot be made any narrower without infringing into the sidewalk or businesses. A better focus may be on directing bicycles to a less constrained route such as Warren Street. Then, the Main Street cross section can be used to the best advantage for pedestrians and businesses.
- Since transportation and complete street features (such as lighting, street scape, art, planters, etc.) require maintenance and operational funds - including power and

Ms. Elaine Kabala
June 7, 2021
Page 3

irrigation, the City should analyze the formation of assessment districts or other fee mechanisms within its jurisdiction to address such work/costs.

- Although goods movement is a necessity for locals and tourists alike, as noted it is not conducive to a pedestrian “friendly feel” in a main street setting. The City might wish to revisit options described in the 2007 Bishop Area Access and Circulation Feasibility Study, which was initiated by the Inyo County Local Transportation Commission (LTC). The Inyo LTC could research and pursue possible funding options; there is no guarantee that such could successfully compete for any Caltrans funding programs. Jurisdiction of the existing Main Street route and any new highway route would need to be determined. One of them should be under Caltrans jurisdiction and the other under County or City jurisdiction.
- While localized transportation impacts from development projects are assessed and hence, mitigated/conditioned at the project level, more regionally based mitigation options might be merited especially for cumulative impacts and the CEQA metric of vehicle miles traveled (VMT). The City and Inyo Local Transportation Commission could consider and assess mitigation methods (e.g. fee programs for transit, multi-modal travel, etc.) applicable at a regional/geographical level in rural areas for VMT. Such options must also be balanced with the efficient operation of the overall transportation system.

We value our ongoing cooperative working relationship as we together improve the City's multimodal transportation system. We look forward to reviewing the DEIR. For any questions, feel free to contact me at (760) 874-8330 or gayle.rosander@dot.ca.gov.

Sincerely,



GAYLE J. ROSANDER
External Project Liaison

c: State Clearinghouse
Mark Heckman, Caltrans D-9