



*Small Town with
a Big Backyard!*

CITY OF BISHOP

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www.cityofbishop.com

Draft Negative Declaration

Date: March 22, 2022

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

Project: Conditional Use Permit – 1440 North Main St, Bishop Veterinary Hospital

Location: 1440 North Main St, Bishop, CA 93514

Description: The proponent is proposing to convert an existing structure located on a property zoned Commercial Highway (C-H) from a car dealership to a veterinary hospital, which will include seven exam rooms, an equine treatment center with surgery facilities, kennels for cats and dogs, six horse paddocks two pastures, an exercise corral, a barn, and a crematorium. The veterinary uses require a conditional use permit.

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: Taylor Ludwick, Bishop Veterinary Hospital

Contact: Elaine Kabala, Planning Department

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

Comments Due: April 22, 2022

Deston Dishion, Interim City Administrator

3/22/22
Date



**Initial Study
Bishop Veterinary Hospital –
1440 North Main Street
City of Bishop**

Lead Agency:

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

March 22, 2022

SECTION 1 INTRODUCTION

1.1 PURPOSE

The purpose of the project is to convert an existing 12,156 square foot (sf) metal structure located on a property zoned Commercial Highway (CH) from a car dealership to a veterinary hospital, which will include seven exam rooms, an equine treatment center with surgery facilities, kennels for cats and dogs, six horse paddocks two pastures, an exercise corral, a barn, and a crematorium facility. The project would be constructed in two phases: Phase 1 would include building out the main hospital and minimal site work to add parking stalls; Phase 2 would add the equine facilities and install the crematorium facility. The veterinary use requires a conditional use permit.

Project Location:

The project is located at 1440 North Main Street, Bishop, CA, 93514. APN 010-490-11.

Southwest Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 33 East Mount Diablo Principal Meridian.

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

1.2 PROJECT DESCRIPTION

The proposed project is to convert an existing 12,156 sf metal structure located on a property zoned Commercial Highway (CH) from a car dealership to a veterinary hospital, which will include seven exam rooms, an equine treatment center with surgery facilities, kennels for cats and dogs, six horse paddocks two pastures, an exercise corral, a barn, and a crematorium facility. The project will include 62 parking spaces and four truck/trailer spaces. The project would be constructed in two phases: Phase 1 would include building out the main hospital and minimal site work to add parking stalls; Phase 2 would add the equine facilities and install the crematorium facility. The veterinary uses require a conditional use permit.

1.3 PROJECT PROPONENT

Bishop Veterinary Hospital
1650 North Sierra Highway
Bishop, CA 93514

1.4 LEAD AGENCY

City of Bishop
377 West Line Street
Bishop, CA 93514

Contact: Elaine Kabala

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 public. This Initial Study will also be used in support of a Mitigated Negative Declaration when considering the approval of the project.

1.6 ENVIRONMENTAL SETTING

The City of Bishop is located in Inyo County at the northern end of Owens Valley. The City covers an area of approximately 1.9 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 developed portions of the city.

The Owens River, which is located north and 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 4,165 feet.

From most of the project site the surrounding ranchland and mountains are visible. The project site has been fully developed with the existing 12,156 sf metal building and other out buildings (consisting of three small storage sheds) for approximately 30 years.

The site has been used as been used a Ford dealership and authorized service center since the site was developed. Over 75% of the property is paved with asphalt.

The property to the south is developed with the Inyo County Consolidated Office Building. The property to the east is used for junk storage of unused cars and semi-trucks. The properties to the north is owned by the Los Angeles Department of Water and Power and is currently undeveloped.

The property is located along Highway 6. There are two, two-way driveways accessing Highway 6.

1.7 GENERAL PLAN DESIGNATION

The project site has a general plan land use designation of general commercial with a corresponding zoning designation of commercial highway (C-H). Veterinary clinics or hospitals are not identified as a permitted use by-right in the

C-H BP district. The C-H BP district is intended to "intended to be combined with M-1 districts to permit a limited range of retail commercial uses having a close association with, providing convenience to or which are compatible with office, wholesale warehousing and manufacturing uses permitted in those districts. The C-H district is intended primary for retail uses. However, both zoning districts allows for the Planning Commission may grant a use permit to such other uses as they deem similar but not more obnoxious to surrounding use, nor detrimental to the health, safety and general welfare of the public.

SECTION 2 ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Aesthetics				
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
2. Agriculture Resources				
<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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Air Quality				
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Biological Resources				
<i>Would the project:</i>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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"/>
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"/>
5. Cultural Resources <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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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"/>
6. Geology and Soils <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 type="checkbox"/>	<input checked="" 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"/>
7. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Hazards and Hazardous Materials <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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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"/>
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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
9. Hydrology and Water Quality <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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Land Use and Planning				
<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"/>
11. Mineral Resources				
<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"/>
12. Noise				
<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"/>
13. Population and Housing				
<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"/>
14. Public Services				
<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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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"/>
16. Transportation/Traffic <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 checked="" type="checkbox"/>	<input 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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
17. Tribal Cultural Resources <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Utilities and Service Systems <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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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"/>

19. 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 March 22, 2022
Deston Dishion, Interim City Administrator

DISCUSSION OF ENVIRONMENTAL EVALUATION

1. AESTHETICS

Highway 6 (North 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 and White Mountains dominating the landscape.

The project does not propose any changes to the existing building site footprint. The proponent is proposing substantial aesthetic and landscaping enhancements to the building façade and existing parking areas. The proposed incinerator will be placed outside behind the main building at the rear of the lot, over 400 feet away from Highway 6, which is the only street frontage associated with the property. The exhaust stack on the crematory is “low profile” and only rises to about 15 feet above the floor that the crematory is set on (or 3 feet above the roof penetration point), and will be unobtrusive due to the low profile stack height.

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

2. AGRICULTURAL RESOURCES

The property is already fully developed and is zoned Commercial Highway. Project implementation would not convert prime or unique farmland or farmland of statewide importance to nonagricultural use; conflict with agricultural use or a Williamson Act contract; convert forest land to non-forest use; or involve other changes that might ultimately result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Based on the above discussion, it is expected that project implementation would have no adverse impact on agricultural resources.

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 (GBUAPCD). 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 proposed project consists of modifying the use of an existing building to a veterinary clinic, include installation of an incinerator. No residential, school, or other sensitive land uses exist within 1,000 feet of the crematory. The crematory will be located within the jurisdictional area of the GBUAPCD.

A Source Test Report for Particulate, Visible and Carbon Monoxide Emissions was provided for the proposed crematorium facility which demonstrated there will be no visible emissions associated with use of the cremation unit. The emissions will be treated with an afterburner, and no significant impacts are expected.

The proposed use is not anticipated to increase traffic related emissions over the existing use or allowed uses under the zoning. Negative air quality impacts would be limited to the emissions from construction equipment involved in the construction of the proposed improvements. The proposed construction work is consistent with standard construction practices and emissions would result in potential air quality impacts being well below any state or federal significance criteria. The applicant will coordinate with CBUAPCD for all necessary and standard construction permits.

The project does not propose any use or construction technique that would result in odors that would be objectionable to the 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 proposed project is not expected to have a negative impact on air quality. The project must meet all National, California and local standards for air quality and emission of hazardous air pollutants. The applicant is required to coordinate with GBUAPCD on requirements for meeting these standards and obtain any necessary permits from GBUAPCD prior to issuance of the building permit. It will be a conditional of approval for the project to require the applicant to coordinate any necessary permits with GBUAPCD prior to issuance of a building permit.

4. BIOLOGICAL RESOURCES

The proposed project consists of converting an existing building from an auto dealership and repair center to a veterinary hospital and installing an incinerator. The footprint of the existing building would not be altered. Additional construction associate with the project would include a barn, a crematorium facility, six horse paddocks, two pastures, and a corral. The parking area would be reconfigured and repaved.

The project is located on a fully developed site. There are currently nine non-native Arizona Cypress (*Cupressus arizonica*) trees located on the north property line. The project proposes to remove the nine trees. The applicant is proposing to replace the trees at a 2:1 ratio (species undetermined at this time) with landscaping integrated into the site plan. Since trees will be removed as part of the proposed project, it will be a conditional of approval for the project to incorporate standard mitigation for nest birds as described below:

“Within 10 days of proposed tree removal or ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region, or as determined by a qualified biologist), the applicant shall have a single pre-construction survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. If nesting birds are found to be present, surveys will continue on a weekly basis until those within the disturbance zone or buffer area are finished nesting.

If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with the California Department of Fish and Wildlife (CDFW), until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur.”

Project implementation would have no effect 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 the U.S. Fish and Wildlife Service; would have no effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other

means; would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and would not conflict with the provisions of an adopted Habitat Conservation plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. With the proposed mitigation, the proposed project will have a less than significant effect on biological resources.

5. CULTURAL RESOURCES

The proposed project consists of repurposing an existing building for a veterinary clinic. The site is fully developed and has been in continuous use as a car dealership and car repair shop since 1989. The project does not propose to expand the footprint of the existing building. There will be a small amount of ground disturbance associated with new parking layout and landscaping, as well as construction of a utility barn and crematorium facility. Seventy-five percent of the project site is already paved with asphalt. Unpaved areas of the property will remain unpaved for equine pastures and stables.

The City of Bishop will consult with the Big Pine Paiute of the Owens Valley, the Bishop Paiute Tribe, and the Cabazon Band of Mission Indians regarding any potential significant impacts to cultural resources or if any of the tribes identify a need for a Native American Monitor or Consultant need to be present for any ground-disturbing activities.

In the event that unanticipated, buried prehistoric archaeological resources (lithic material, faunal, pottery, etc.) or historical archaeological resources (ceramics, building materials, glassware, etc.) be unearthed during ground disturbing activities within the project area, additional resource treatments would become necessary. Once a potential resource has been identified, all work within 50 feet must be halted until the find can be assessed by a qualified archaeologist.

If human remains are encountered during the proposed work, no further excavation or disturbance may occur in the vicinity of the find or in any area that may also harbor similar remains until the County coroner has been contacted. Public Resources Code §5097.98, CEQA §15064.5, and Health & Safety Code §7050.5 shall be followed. The County coroner must be contacted immediately. If the coroner identifies the remains as Native American, the descendants will be notified by the Native American Heritage Commission (NAHC).

Based on the above discussion, it is expected that project implementation would have no adverse impact on cultural resources.

6. GEOLOGY AND SOILS

The Natural Resources Conservation Service (NRCS) designates soil in the project area as Dehy-Dehy calcareous complex, 0 to 2 percent slopes. These soils are generally not considered to be susceptible to liquefaction.

The Bishop Area is located in seismic Zone 4. The project site is located in an Alquist-Priolo Special Studies Zone. However, the proposed project consists of a change of use of an existing facility, and installation of a crematorium facility. The footprint of the existing site would not be altered, and no ground-disturbing activities near the special studies zone would occur. The project does not propose substantial groundwork and will use the existing paved areas for parking. The proposed project is the change of use, and the project will not require substantial changes to the footprint of the existing building or paved area, therefore no significant impacts on geology or soils are anticipated.

The project would not result in soil erosion, loss of topsoil, be located on soil that is unstable, or located on expansive soil. The building is connected to the City of Bishop sewer system, and therefore will not require the use of septic tanks or an alternate waste disposal system.

The proposed project is the change of use, and the project will not require substantial changes to the footprint existing building or paved area, therefore no significant impacts on geology or soils are anticipated

7. GREENHOUSE GAS EMISSIONS

Construction GHG emissions for this project are expected to be negligible since the building envelope and site are to remain largely unchanged. Operation of the veterinary hospital is not expected to create any more vehicle trips than the previous car dealership and mechanic operation or other uses allowed by the zoning. The project does not anticipate require increased electricity from the existing use of the building and GHG emissions expected from the operation of the crematory are expected to be less than significant.

The City does not currently have a climate action plan or other GHG reduction plan, nor are there any goals or policies in the City's General Plan related to GHG emissions or reductions. the Inyo County General Plan Conservation and Open Space Element was

updated in 2014 with an Energy Efficiency chapter that contains several policies which indirectly address global climate change through promoting energy efficiency throughout the County (Inyo County 2014). The project would be required to comply with the 2019 or later Title 24 building energy requirements which include the requirement for on-site solar electricity generation. The project would not conflict with or obstruct implementation of the County's energy efficiency goals.

Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and impacts would be less than cumulatively considerable.

8. HAZARDS AND HAZARDOUS MATERIALS

The proposed project consists of repurposing an existing building previously used as a car dealership and mechanic as a veterinary hospital and installing an animal crematory. Because cremated remains are not classified as hazardous materials, operation of the crematory would not create hazardous materials. As shown in the Air Quality section of this document, operation of the proposed facility will not generate levels of criteria pollutants or air toxic emissions above the threshold of significance. Any hazardous materials, toxic materials, or other chemicals such as cleaning agents will be handled in compliance with all health and safety codes and appropriate local ordinances. Therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, create a significant hazard to the public due to an accident or upset condition, or create hazardous emissions, materials, substances, or waste within one-quarter mile of a school. The nearest school is over 4,000 feet away.

The project is not located on a site included on the list of hazardous materials sites compiled pursuant to Government Code Section 56962.5 and as a result would not create a significant hazard to the public or the environment.

The closest airport to the project area is the Eastern Sierra Regional Airport, located approximately one mile east of the project area. The project does not propose any new structures conflicting with the safety-related height and land use recommendations of the Bishop Airport Master Plan. Development under the proposed project would also comply with the requirements of Inyo County's Airport Hazard Overlay District, which includes height and land use regulations in the vicinity of county airports to promote the health and safety of the public. Implementation of the policies of the Bishop Airport Master Plan and compliance with the requirements of the Airport Hazard Overlay District would reduce any risks associated with people working in the proposed facility to less than significant.

The project will make no external changes to the site and will not impair or interfere with adopted emergency response plans or emergency evacuation plans.

The project would be required to abide by all City fire safety requirements. Therefore, the project will not increase exposure of people or structures to risk of loss, injury, or death due to wildland fires. Based on the above discussion, it is expected that project implementation would have no adverse impact on hazards and hazardous materials.

9. HYDROLOGY AND WATER QUALITY

The proposed project consists of reusing an existing building for a veterinary clinic and installing a crematory facility. The footprint of the building will not be altered and ground disturbing activities will be minimal. Project implementation would not violate any water quality standards or waste discharge requirements; would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge; would not substantially alter the existing drainage pattern of the site or area; would not create or contribute runoff water which would exceed the capacity for existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; would not otherwise substantially degrade water quality; would not place housing within a 100-year flood hazard zone; would not place structures which would impede or redirect flood flows within a 100-year flood hazard area; and would not expose people or structures to a significant risk of loss, injury, death, inundation by seiche, tsunami, or mudflow.

The proposed project will have no impact on hydrology and water quality.

10. LAND USE AND PLANNING

The project site has a general plan land use designation of general commercial with a corresponding zoning designation of commercial highway (C-H). Veterinary clinics or hospitals are not identified as a permitted use by-right in the

C-H BP district. The C-H BP district is intended to "intended to be combined with M-1 districts to permit a limited range of retail commercial uses having a close association with, providing convenience to or which are compatible with office, wholesale warehousing and manufacturing uses permitted in those districts. The C-H district is intended primary for retail uses. However, both zoning districts allows for the Planning Commission may grant a use permit to such other uses as they deem similar but not more obnoxious to surrounding use, nor detrimental to the health, safety and general welfare of the public.

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

11. MINERAL RESOURCES

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

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

12. NOISE

The proposed project would result in temporary noise associated with construction activities. The project may keep pets and livestock overnight; however, no surrounding uses are occupied at night, with the exception of a Sheriff substation located approximately 250 feet away. Operation of the crematory is not anticipated to create substantial offsite noise.

The project would occur on an existing developed site. Project implementation would not physically divide an established community.; would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; and would not conflict with any applicable habitat conservation or natural community conservation plan. Based on the above discussion, it is expected that project implementation would have no adverse impact on land use/planning.

13. POPULATION AND HOUSING

There is no housing located on the project site and none is proposed. The project consists of reusing an existing building for a veterinary clinic without expanding the footprint, and the construction of two accessory structures including a barn and a crematory facility.

Project implementation would not induce substantial growth and would not displace substantial numbers of housing or people, requiring the construction of replacement housing. Based on the above discussion, it is expected that project implementation would have no adverse impact on population/housing.

14. PUBLIC SERVICES

The proposed project consists of reusing an existing building for a veterinary clinic and installing a crematory facility. There will be no physical impacts to governmental facilities, and no new or altered governmental facilities would be required to maintain

acceptable service ratios, response times or other performance objectives for public services. Based on the above discussion, it is expected that project implementation would have no adverse impact on public services.

15. RECREATION

The proposed project consists of reusing an existing building for a veterinary clinic and installing a crematory facility. Minimal ground-disturbing activities would be involved, and the footprint of the existing building would not be altered. Project implementation would not result in increased use of any existing neighborhood park, regional park or recreation facility. The project does not include recreational facilities, nor does it require construction or expansion of existing facilities. Therefore, it is expected that the project would have no adverse impact on recreational facilities.

16. TRANSPORTATION AND TRAFFIC

The proposed project consists of repurposing an existing building previously used as a car dealership and mechanic as a veterinary hospital and installing an animal crematory. The proposed project will have no long term negative impact on transportation and traffic, since the project consists primarily of conversion from a commercial use (auto sales and mechanic) to medical use (veterinarian hospital). The project proposes to have wide driveways and parking spaces to accommodate trucks with trailers for equine and other livestock transportation.

The project is located on Interstate Highway 6. Project implementation would not cause a substantial increase in traffic in relation to the existing traffic load (5 customers per day and 2 employees) and capacity of the street system; would not exceed, either individually or cumulatively, a level of service standard established by the regional congestion management agency for any road or highway; would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; would not substantially increase hazards due to a design feature or incompatible uses; would not result in inadequate emergency access or parking capacity; and would not conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above discussion, it is expected that project implementation would have a less than significant impact on transportation/traffic.

17. TRIBAL CULTURAL RESOURCES

The proposed project consists of reusing an existing building for a veterinary clinic and installing a crematory facility. The project will not expand the building footprint of the existing building. Seventy-five percent of the project site is already paved with asphalt. There will be minimal ground disturbance, since the project proposed only slight modifications to existing parking layout. Unpaved areas of the property will remain unpaved for equine pastures and stables.

In accordance with Public Resources Code, section 21080.3 three tribes have requested notice of City of Bishop projects. The two tribes are the Bishop Paiute Tribe, the Big Pine Tribe, and the Cabazon Band of Mission Indians. In addition, and although they have not requested notice of city projects, the Big Pine Tribe has general interest in matters in the Bishop area.

There are no known or visible tribal cultural resources in the project area. If tribal cultural resources are discovered during construction, construction activity will be immediately stopped and a qualified cultural specialist will be contacted. In the case of both human remains and other cultural resources, the Bishop Paiute Tribe represents the persons most likely associated with those resources and the Tribe will be an important partner in the response to the discovery. If resources are found, the city would work with the Tribe to arrange a specialist, if appropriate, to determine how to best respond to the discovery. The response would be in accordance with Health and Safety Code 7050.5 and Public Resources Code 5097.98.

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

17. UTILITIES AND SERVICE SYSTEMS

The proposed project consists of reusing an existing building for a veterinary clinic and installing a crematory facility. No changes to the existing wastewater facilities are proposed as part of this project. Project implementation would not exceed wastewater treatment requirements of the regional water quality control board; would not require or result in the construction of new water, wastewater treatment, or storm water drainage facilities, or the expansion of existing facilities; would not require water supplies in excess of existing entitlements and resources or require new or expanded entitlements; would not require additional wastewater treatment capacity or landfill capacity (animal remains are returned to the customer); and would comply with federal, State, and local statutes and regulations related to solid waste. Based on the above discussion, it is expected that project implementation would have no adverse impact on utilities/service

systems. There is adequate water supply and ability in the system to fully supply the waterline constructed by this project.

18. MANDATORY FINDINGS OF SIGNIFICANCE

Based on the analysis in this document, the City of Bishop finds that this project does not 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 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. The project does not have considerable impacts, nor does it have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

ATTACHMENTS

