



CITY OF BISHOP

377 West Line Street - Bishop, California 93514

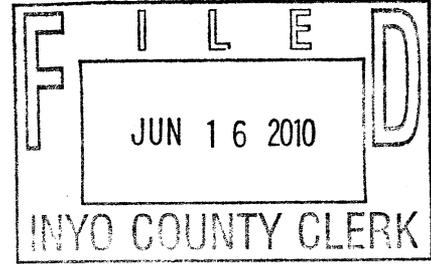
P. O. Box 1236 - Bishop, California 93515

City Hall (760) 873-5863 - Fax (760) 873-4873

Environmental Protection Agency

377 West Line Street

Bishop, California 93514



NEGATIVE DECLARATION

CITY COUNCIL ACTING AS ENVIRONMENTAL AGENCY

Responsible Agency

SILVER PEAKS MULTI-FAMILY RESIDENTIAL DEVELOPMENT ENVIRONMENTAL REVIEW

Project Title

SOUTHWEST CORNER OF SPRUCE AND MACIVER ST. BISHOP INYO 93514

Address

City

County

Zip

CITY OF BISHOP, 377 WEST LINE STREET, BISHOP, CA 93514

Name and Address of Project Proponent

PROJECT DESCRIPTION

This project proposal includes the phased construction of 74 attached dwelling units on approximately 3.4 acres of land located at the southwest corner of Spruce and MacIver Streets in the R-3 Multiple Family Residential District. The project site is a portion of a larger, 15.3 acre parcel (APN 08-010-41). The residences will be occupied by income-restricted seniors and people with disabilities. Residents' disabilities could be severe and include people with developmental disabilities, which may require supportive facilities such as accommodations for caretakers.

Development of the site will include construction of multi-family residences, a managers unit and a common area for supportive services that could provide laundry facilities, an assembly area, a kitchen area and similar uses. The multiple family buildings will not exceed two stories in height. Approximately 96 off-street parking spaces will be provided for occupants and guests. The proposed site plan indicates that 36 of these parking spaces will be accessible parking stalls with an appropriate loading/unloading area.

The attached dwelling units will be located along a central L-shaped parking lot with vehicular and pedestrian access from both MacIver and Spruce Streets. Walkway access is also provided from the parking area to all dwelling units. Each multi-family building on the site will contain one-bedroom units, with approximately 850 square feet of floor area, for occupants with severe disabilities, including developmental disabilities, will be situated at the end of each building.

There are several stands of cottonwood trees on the site. Those trees will be protected during and after construction pending analysis by a qualified arborist. In addition, there is a drainage ditch along the south side of the site. This drainage area will also be preserved intact and no work activity or disturbance will be permitted adjacent to this water conveyance channel.

RICHARD F. PUCCI, PLANNING DIRECTOR

Contact Person

(760)

Area Code

873-5863

Phone

DECISION OF ENVIRONMENTAL PROTECTION AGENCY

FINDINGS: On the basis of the Initial Study on file in the City of Bishop Public Works Department, the Silver Peaks Multi-Family Residential Development may have a significant effect on the environment. However, with the recommended mitigation and revisions to the project, all potential impacts will be reduced to a level of less-than-significant.

2. GEOLOGIC ISSUES

Mitigation 2.a. Seismic ground shaking - Incorporate current seismic safety standards as required by applicable state regulations and the Uniform Building Code into the project design. Comply with all recommendations of the final Geotechnical Report for the project.

Mitigation 2.c. Landslides or mud flows – A drainage system shall be provided in accordance with applicable City standards and approved by the Public Works Director/City Engineer to remove any surface water from the site.

Mitigation 2.d.(1) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill - A vegetation management plan shall be prepared by the project proponent and approved by the Public Works Director/City Engineer prior to any construction or grading activities. The vegetation management plan shall be in accord with best management practices and include mulch and erosion control materials where vegetation is removed.

Mitigation 2.d.(2) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill – Erosion and sediment control measures will be implemented by October 5 or as approved by the Director of Public Works. All slopes greater than 10:1 will be covered with broadcast straw. On slopes steeper than 4:1 and bare slopes within 50 feet of drainageways, straw will be pressed in place or the slopes hydroseeded. Subdrains will be equipped with riprapped outfall structures.

3. WATER

Mitigation 3.a. Changes in absorption rates, drainage patterns or the rate and amount of surface runoff – A qualified biologist shall survey the drainage swale area along the southern boundary of the site. A report shall be prepared that includes an assessment of habitat value and a wetlands delineation for the drainage swale. The project proponent shall be required to comply with all mitigation measures recommended in the biological study.

Mitigation 3.b. Exposure of people or property to water-related hazards, such as flooding – A drainage plan shall be prepared by the project proponent and approved by the City of Bishop prior to the issuance of a grading permit that addresses the potential for minor flooding along the drainage ditch. This plan could include the installation of appropriate landscaping and on-site drainage adjacent to the area(s) prone to overflow. The drainage plan shall comply with all measures recommended in Mitigation Measures 3.a and 3.c(1) to protect the ditch from site runoff.

Mitigation 3.c(1) Discharge into surface waters or other alterations of surface water quality – The City of Bishop will require the general contractor for the project to prepare an erosion control and hazardous material spill prevention and response plan to identify best management practices (BMP's) that will be implemented before, during and after construction to reduce pollution in stormwater runoff.

Erosion control measures (e.g. management, structural, and vegetative) and spill prevention and cleanup measures will be stipulated in the construction specifications for the project. All work will be conducted according to site-specific construction plans that identify areas for clearing, grading, and revegetation so that ground disturbance is minimized.

Specific erosion control CMP's for construction activities shall include the following:

- Construction staging areas, site entrance, concrete washout, and fueling areas will be maintained away from natural drainage swales to minimize accidental spills and runoff of contaminants in stormwater; and
- For construction between October 15 and May 31 in areas that may contribute storm drainage to the drainage ditch, BMP's will be in effect to minimize erosion, including sloping of grades and spoils areas to minimize direct runoff to drainage channels, installation of silt fences or sediment retention berms and basins, application of mulching materials, and reseeded or other erosion protection for previously disturbed areas using native vegetation before the start of the winter rainy season.

Mitigation 3.c(2) Discharge into surface waters or other alterations of surface water quality – The City of Bishop will require preparation of a comprehensive hazardous material spill prevention and response plan to reduce the potential for impacts on aquatic habitat. The plan will control the use of hazardous materials used for operations on the site, in heavy equipment and for construction activities. Measures will address but will not be limited to the following:

- Prevention of commercial grade bleach, petroleum products, concrete, truck washing, asphalt or other coating materials, and other hazardous materials from contaminating soil or entering surface waters;
- Implementation of strict construction site handling rules for hazardous materials to prevent spills and provide controlled storage areas well away from the drainage channel;
- Maintenance of spill cleanup equipment in proper working condition and the immediate cleanup of any spills.

4. AIR QUALITY

Mitigation 4.a.(1) Violate any air quality standard or contribute to an existing or projected air quality violation - Before beginning construction, obtain air quality permits from the Great Basin Unified Air Pollution Control District for the operation of large stationary equipment (e.g. generators) if needed.

Mitigation 4.a.(2) Violate any air quality standard or contribute to an existing or projected air quality violation - Implement the following dust reduction measures during construction to reduce construction-related emissions:

- Minimize the area being disturbed by earthmoving and grading;
- Apply sufficient water to exposed soil to minimize visible dust emissions;
- Replant exposed soil as soon as feasible;
- Clean vehicles and equipment when exiting the project site;
- Clean accumulated dirt from adjacent streets as often as possible.

6. BIOLOGICAL RESOURCES

Mitigation 6.b(1) Locally designated species – An in-depth evaluation by a certified arborist shall be prepared to ascertain the health of all trees on site prior to the issuance of any building or grading permits. The arborists report shall provide a tree preservation plan to be followed during construction. The plan shall include recommended measures, such as fencing, to preserve as many existing trees on the site as possible. The plan shall also address pruning, whenever applicable, to improve the health of trees that will remain on the site. All protective fencing shall be installed and inspected by the City of Bishop prior to any grading activity on the site.

Mitigation 6.b(2) Wildlife – Prior to any construction activity, the project proponent will conduct surveys for nesting raptors. If active nests of these species are located within or adjacent to the project site, no construction activities will be permitted within 100 feet of an active nest during the nesting season (March 1 to July 30). If the project proponent cannot avoid construction activity within 100 feet of an active nest, the project proponent will consult with DFG to determine the feasibility of relocating active nests and implement DFG recommendations.

Mitigation 6.d. Wetland habitat or vernal pools – A qualified biologist shall survey the low-depression area identified in the MACTEC Biological Resources Report and the drainage ditch along the southern boundary of the site. A report shall be prepared that includes an assessment of habitat value and a wetlands delineation for both these areas. The project proponent shall be required to comply with all mitigation measures recommended in this study.

9. NOISE

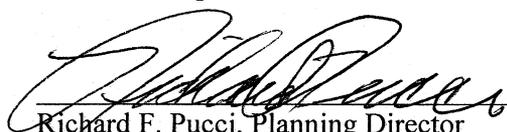
Mitigation 9.a Increases in existing noise levels - Hours of construction will be limited to the following performance standards: No construction equipment shall be operated nor any outdoor construction or repair work shall be permitted within 500 feet from any occupied residence during the hours of 8:00 p.m. to 7:00 a.m. or until 8:00 a.m. on Sunday mornings.

12. AESTHETICS

Mitigation 12.c Create light or glare – All lighting shall be shielded, directed or designed with other appropriate measures as determined by the City of Bishop so that it does not adversely impact adjacent residential properties.

13. CULTURAL RESOURCES

Mitigation 13.b Disturb archaeological resources, including burial sites along creeks – If cultural resources are unearthed during ground-disturbing activities associated with project implementation, such activities shall be stopped immediately to allow a qualified archeologist to record and evaluate the resources for CRHR eligibility, in accordance with Pub. Res. Code Section 5024.1. If the resources are found to be significant, appropriate mitigation measures shall be developed and implemented to reduce any impacts on the resources to a less-than-significant level. This work shall be conducted in compliance with CEQA Guidelines.


Richard F. Pucci, Planning Director
DATE: June 16, 2010



CITY OF BISHOP
P. O. Box 1236 - 377 West Line Street
Bishop, California 93515

NOTICE OF DETERMINATION

TO:

Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

Inyo County Clerk/Recorder
P. O. Drawer F
Independence, CA 93526

FROM:

City of Bishop
P. O. Box 1236 / 377 West Line Street
Bishop, CA 93515

Contact: Richard F. Pucci, City Administrator
Phone: (760) 873-5863

Lead Agency (if different from above)
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearing House Number (if submitted to State Clearinghouse):

PROJECT TITLE: SILVER PEAKS MULTI-FAMILY RESIDENTIAL DEVELOPMENT ENVIRONMENTAL REVIEW

PROJECT LOCATION (include county): The proposed project is located at the southwest corner of Spruce and MacIver Streets in the R-3, Multi-Family Residential District. The subject property is in the N ½ of the SW ¼ of the NE ¼ and the NW ¼ of the SE ¼ of the NE ¼ of Section 6, T.7S R.33E, Mount Diablo Baseline and Meridian (MDB&M) in the northern portion of the City of Bishop, County of Inyo, and State of California.

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This is to advise that the City of Bishop [Lead Agency Responsible Agency] has approved the above-described project on June 14, 2010 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: Bishop Planning Department, 377 West Line Street, Bishop, California 93514.

Public Agency Signature: _____


Richard F. Pucci, City Administrator/Planning Director

Date: June 16, 2010

Date Received for filing at OPR: _____

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code