



CITY OF BISHOP

377 West Line Street - Bishop, California 93514

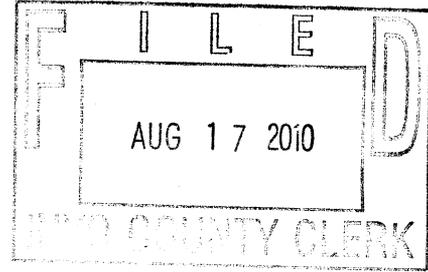
P. O. Box 1236 - Bishop, California 93515

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

ENVIRONMENTAL REVIEW – TALBOT CARTER PROFESSIONAL OFFICE

Project Title

537 HAMMOND STREET

BISHOP INYO

93514

Address

City County

Zip

WILLIAM TALBOT, 737 HOME STREET, BISHOP, CA 93514

Name and Address of Project Proponent

PROJECT DESCRIPTION

Environmental Review for a request by William Talbot/William Carter to develop a vacant property into a professional office facility at 537 Hammond Street. The proposed project is a 1,530 sq. ft. one-story office facility located on a 5,500 sq. ft. parcel with paved driveway / parking area, landscaping and site improvements. Project complies with Bishop Municipal Code in an R-3-P zoning district.

RICHARD F. PUCCI, PLANNING DIRECTOR

(760)

873-5863

Contact Person

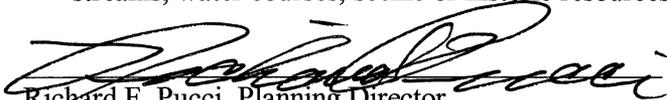
Area Code

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 proposed project would not have a significant adverse impact on the environment for the following reasons:

- Request to develop this project is consistent with the City of Bishop General Plan land use designation of R-3-P (Multiple family residential and/or professional and administrative offices). Project is also consistent with the goals and policies of the General Plan land use element.
- The proposed project provides for and is consistent with the City of Bishop Municipal Code requirements for parking, driveways, landscape and other public improvements.
- The proposed project will not require the expansion of existing public or private utilities and services (electrical, telephone, sewer, water, storm water drainage and solid waste disposal).
- The project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.


Richard F. Pucci, Planning Director

DATE: August 13, 2010



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

NOTICE OF DETERMINATION

<p>TO:</p> <p><input type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044</p> <p><input checked="" type="checkbox"/> Inyo County Clerk/Recorder P. O. Drawer F Independence, CA 93526</p>	<p>FROM:</p> <p>City of Bishop P. O. Box 1236 / 377 West Line Street Bishop, CA 93515</p> <p>Contact: Richard F. Pucci, City Administrator Phone: (760) 873-5863</p> <p>Lead Agency (if different from above) Address: Contact: Phone:</p>
---	--

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): N/A

PROJECT TITLE: ENVIRONMENTAL REVIEW – TALBOT/CARTER PROFESSIONAL OFFICE

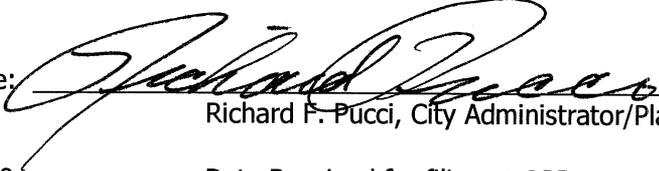
PROJECT LOCATION (include county): 537 HAMMOND STREET, BISHOP (INYO COUNTY)

Project Description: Environmental Review for a request by William Talbot/William Carter to develop a vacant property into a professional office facility at 537 Hammond Street. The proposed project is a 1,530 sq. ft. one-story office facility located on a 5,500 sq. ft. parcel with paved driveway / parking area, landscaping and site improvements. Project complies with Bishop Municipal Code in an R-3-P zoning district.

This is to advise that the City of Bishop [Lead Agency Responsible Agency] has approved the above described project on August 9, 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 measure [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: August 13, 2010 Date Received for filing at OPR: _____

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



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Date Submitted: 07-14 -09

Applicant Name: William Talbot

Applicant Address: 373 Home Street, Bishop, CA 93515

Project Name: Environmental Review / Talbot Carter Professional Office

CEQA Lead Agency: City of Bishop

CEQA Document Type: Initial Study/ Negative Declaration

SCH Number and/or local agency ID number: N/A

Project Location: 537 Hammond Street, Bishop

Brief Project Description: Proposal to develop a vacant property into a professional office facility with parking and site improvements. The proposed project will be set upon a 5500 sq. ft. parcel with a 1,530 sq. ft. one story office facility. The project will provide paved driveway / parking area with landscape and site improvements.

Determination: Based on a review of the project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: [Signature] Date: 08-10-2010
Title: Environmental Scientist