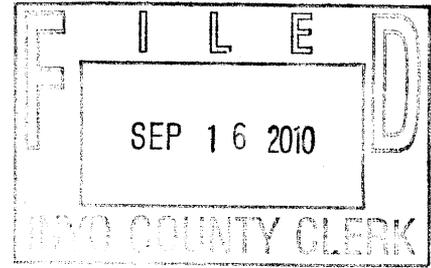




# CITY OF BISHOP

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 – ZONE CHANGE REQUEST – 187 EDWARD STREET

Project Title

<u>187 EDWARD STREET</u>	<u>BISHOP</u>	<u>INYO</u>	<u>93514</u>
Address	City	County	Zip

### SABRINA ASSOCIATES, 3533 BROOKSIDE DRIVE, BISHOP, CA 93514

Name and Address of Project Proponent

### PROJECT DESCRIPTION

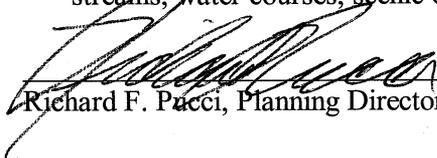
Environmental Review for a request by Sabrina Associates of a zone change at 187 Edward Street. The present zoning is R-1, single family residential district. The proposed zone change would be R-2000P, medium high density residential district and/or professional and administrative offices. The proposed zone change would affect one privately owned parcel located at 187 Edward Street (APN-01-162-02). The proposed zone change would tie two separate R-2000 zones together which would create a consistent zone between a C-1 zone district (General Commercial and Retail) and an R-1 zone district (Single Family Residential).

<u>RICHARD F. PUCCI, PLANNING DIRECTOR</u>	<u>(760)</u>	<u>873-5863</u>
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:

- The request zone change is consistent with the City of Bishop's General Plan land use designation and description of R-2000P (Medium High Density Residential and/or Professional and Administrative Offices).
- 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: September 14, 2010



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

**NOTICE OF DETERMINATION**

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<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>
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**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 – 187 EDWARD STREET ZONE CHANGE REQUEST

PROJECT LOCATION (include county): 187 EDWARD STREET, BISHOP (INYO COUNTY)

Project Description: Environmental Review for a request by Sabrina Associates of a zone change at 187 Edward Street. The present zoning is R-1, single family residential district. The proposed zone change would be R-2000P, medium high density residential district and/or professional and administrative offices. The proposed zone change would affect one privately owned parcel located at 187 Edward Street (APN-01-162-02). The proposed zone change would tie two separate R-2000 zones together which would create a consistent zone between a C-1 zone district (General Commercial and Retail) and an R-1 zone district (Single Family Residential).

This is to advise that the City of Bishop [ Lead Agency  Responsible Agency] has approved the above described project on September 13, 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: September 14, 2010      Date Received for filing at OPR: \_\_\_\_\_  
Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code

10-00047



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: 08-20 -2010

Applicant Name: Sabrina Associates

Applicant Address: 3533 Brookside Drive, Bishop, CA 93514

Project Name: Environmental Review / Zone Change 187 Edward Street

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: 187 Edward Street, Bishop

Brief Project Description:

Determination: The proposal would change the zoning at 187 Edward Street Street (APN 01-162-02) from R-1, single family residential to R-2000P, medium high density residential and/or professional and administrative offices.

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: Debra L. Hewick Date: 09-13-2010
Title: Environmental Scientist