

From: tenaya roberts <tenaya.d.roberts@gmail.com>
Sent: Monday, March 20, 2023 8:12 PM
To: InyoPlanning
Cc: Mikestansberry@ymail.com
Subject: Against Residential High Density on E. South St. Bishop 93514

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You don't often get email from tenaya.d.roberts@gmail.com. Learn why this is important

To whom it may concern,

My family purchased the home at 459 E South St. April of 2016. Since my grandparents recent passing, the house is temporarily in the Schotz Family Trust. I occupy the home with my two young children. The beautiful, open land across E. South Street is the sole reason we purchased this property. I have a few concerns regarding the decision to allow development in that area besides my main personal concern I share with my neighbors, the complete sabotage of our street privacy, view, neighborhood community, and property value.

The area across the street from my home is 50ft from a water source. The land itself is entirely marsh, its swamp. I don't understand how that can be a viable foundation. This year is a primary example of what to consider when this valley does get water. The rain washed out the canal roads right there. That entire area completely flooded. There was no where else for the water to go. I am also curious what the methane gas levels are in that area. The school zone was evacuated several times this year due to rising methane gas. Will we be evacuated from our homes if methane gas rises? Development on the south side of E. South St. would absolutely cause more flood and methane gas concerns and hazards.

The marsh, swamp lands on the south side of E. South street occupy thousands of species (From mammal to fowl and amphibians). There are cranes, owls, and hawks that are all part of California Endangered Species List, and the other species could be too. There are consequences to moving these species further from the water source and canals into the desert, including losing them completely. So I would absolutely protest this development any possible way I could because that is the reason I live here, to respect and enjoy the nature.

I have only lived on E. South St. for 7 years, and in that period of time have seen a massive change to Main St./HWY395 traffic. When I first moved to this street in 2016, I would only have to wait a minute or two to turn from E. South St. onto Main St. Presently, it can take anywhere as long as 30 mins if there is any reason for North or South bound traffic (Any holiday). I have to leave earlier to get anywhere, like in the mornings to get my kids to school on time. This is where the speed limit changes and where North bound drivers come too fast into town, too fast to turn out on to Main St. Could the City support High Density Residential on E. South St.? What steps will be taken to assure traffic and pedestrians would be safe? Would side walks, street lamps and a traffic light go in before residential was developed? Will my children be able to ride their bikes safely outside? Since this street is an alternate route through town, we already experience people driving at unsafe speeds and skipping stop signs. We could really use some speed bumps at current density. And finally, E. South St. is also where the Mule Days parade has begun for a very long time. Mule Days is the largest event for this county. How can we develop the south end of town without having consequences to that parade?

I truly hope residential high density on E. South St. will be entirely banned.

Thank you for your time,
Tenaya Guccione

From: betsy forsyth <betsy.forsyth28@gmail.com>
Sent: Monday, March 20, 2023 5:17 PM
To: InyoPlanning
Subject: E. South Street Rezoning

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You don't often get email from betsy.forsyth28@gmail.com. Learn why this is important

I am writing because I am not able to be at the meeting on 3/22 in Independence. I wish I could as I am opposed to the rezoning of the land on E. South St.

I live on E. South St. and love my view. I realize that DWP owns the open field across the street from my house, and that they have the ability to sell or rezone the property. That said, I am hoping that it does not happen. It was explained to me that we need more high-density (low-income and/or veteran) housing. I believe there is a project already in the works on Maciver, correct? And that there are a few other parcels that have been rezoned for the same purpose? Isn't it better to infill portions of the city rather than expand our footprint? So do we need to move forward with the rezoning of the land on E. South St.? I am hoping not. It makes me concerned that DWP might also sell the land to a private entity, and really, I am hoping to keep E. South St. as it is.

Thank you,
Betsy Forsyth

PS - I did not receive the notice regarding the rezoning, but was told by a neighbor. How do I make sure that I receive any further updates?

From: InyoPlanning
Sent: Wednesday, March 22, 2023 7:59 AM
To: Cathreen Richards
Subject: FW: Against Residential High Density on E. South St. Bishop 93514

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From: tenaya roberts [mailto:tenaya.d.roberts@gmail.com]
Sent: Monday, March 20, 2023 8:12 PM
To: InyoPlanning
Cc: Mikestansberry@ymail.com
Subject: Against Residential High Density on E. South St. Bishop 93514

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Tenaya Guccione

From: InyoPlanning
Sent: Wednesday, March 15, 2023 1:32 PM
To: Cathreen Richards
Subject: FW: bishop zoning changes

Hi Cathreen:

Here is a letter for your vacant lands project.

Thank you,
Paula Riesen
Inyo County Planning
(760) 878-0263

From: Jerry Rodgers [mailto:jjsierra48@yahoo.com]
Sent: Wednesday, March 15, 2023 12:55 PM
To: InyoPlanning
Subject: bishop zoning changes

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To the planning commission

My wife and I have lived at 487 east south street 40 years. We have enjoyed living here along with our great neighbors. If the proposed plan to build high density housing units ever comes to fruition, it would be devastating to the land owners/ property tax payers on south street.

The enormous increase in traffic and noise, would destroy the peace and tranquility we have enjoyed over the years. Where would all the cars park, this street can not handle all that activity.

We are 100 percent against changing the zoning on south street, it would immediately decrease the value of our properties. There are other places within the city limits that are more appropriate for this type of housing, that would not disturb current landowners.

I do not believe this plan was well thought out, and the distress it would put on current landowners. I am proposing you reconsider your plan for East South Street and leave the zoning as it is currently.

Thank you for your consideration Jerry and Julie Rodgers

From: InyoPlanning
Sent: Wednesday, March 22, 2023 7:58 AM
To: Cathreen Richards
Subject: FW: E. South Street Rezoning

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From: betsy forsyth [mailto:betsy.forsyth28@gmail.com]
Sent: Monday, March 20, 2023 5:17 PM
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PS - I did not receive the notice regarding the rezoning, but was told my a neighbor. How do I make sure that I receive any further updates?

From: InyoPlanning
Sent: Monday, March 20, 2023 4:52 PM
To: Cathreen Richards
Subject: FW: Letter

:)

-----Original Message-----

From: Krista Evangelist [mailto:kristamevangelist2015@gmail.com]
Sent: Monday, March 20, 2023 2:55 PM
To: InyoPlanning
Subject: Letter

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[You don't often get email from kristamevangelist2015@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This is in regards to a letter sent out about the parking lot we currently lease. We Neighborhood Church did not receive a letter regarding this. We were given info today from a neighbor. We do not want housing going in across the street.

Sent from my iPhone

From: InyoPlanning
Sent: Monday, March 20, 2023 4:51 PM
To: Cathreen Richards
Subject: FW: opposition of zoning change near bishop

:)

From: Joe Buffington [mailto:joe_buffington@hotmail.com]
Sent: Monday, March 20, 2023 1:21 PM
To: InyoPlanning
Subject: opposition of zoning change near bishop

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You don't often get email from joe_buffington@hotmail.com. Learn why this is important

I am writing in response to the zoning change of Bishop (APN 008-240-01) from Light Industrial Precise Plan to Central Business; * Bishop (APN 008-240-02) from Public to Central Business; * Bishop (APN 008-190-01) from One Family Residential to Multiple Family Residential 3-units and above.

I am in opposition to these changes for the following reasons.

1. the change of agricultural land takes away from a key asset to farmers and ranchers. taking away grazing land takes feed away from the cattle and horses that graze these allotments.
2. loss of scenery in the areas, when building these buildings one will take away the natural beauty of bishop and see apartments on the outskirts of our town.
3. loss of value of houses, Many houses are in this area and if over 200 low-income apartments are built on these lots it will drive down the value of the neighborhood houses. houses that value depends on the views and open surrounding land
4. environmental concerns. I have read the environmental impact statement on this change and it is unclear how the chya shough will be dealt with. making a half-mile pipeline is hard to do and has not been studied if it is even environmentally friendly. this will take away the water used by birds and wildlife as well as stock water used for the livestock on the remaining land.

Please reconsider this adjustment and consider finishing the other projects that are proposed in less visible as well as environmentally and agriculturally valuable areas of the city of Bishop.

thank you

joe buffington

From: Krista Evangelist <kristamevangelist2015@gmail.com>
Sent: Monday, March 20, 2023 2:55 PM
To: InyoPlanning
Subject: Letter

Categories: Cathreen

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Sent from my iPhone

From: Joe Buffington <joe_buffington@hotmail.com>
Sent: Monday, March 20, 2023 1:21 PM
To: InyoPlanning
Subject: opposition of zoning change near bishop

Categories: Cathreen

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Please reconsider this adjustment and consider finishing the other projects that are proposed in less visible as well as environmentally and agriculturally valuable areas of the city of Bishop.

thank you

joe buffington

From: Mike Stansberry <mikestansberry@ymail.com>
Sent: Tuesday, March 21, 2023 6:57 AM
To: InyoPlanning
Cc: tenaya.d.roberts@gmail.com
Subject: South St. zoning changes.....

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You don't often get email from mikestansberry@ymail.com. Learn why this is important

Dear Inyo Planning Commission,

My name is Michael Stansberry. I currently live at 463 E South St. in Bishop where I have lived for over 8 years. This house has been in our family since 2001 and having that open field across the street has led to our decision of staying there for this long. I also have a welding business located on E. South St. so I have first hand experience with the current planning and development in that area.

I am writing this email with strong opposition to the proposed plans of changing the zoning to Residential High Density. This plan seems to only benefit the county and does not seem to benefit the many residents currently living on South St. I understand the need of creating new housing areas in Bishop but there are many other sites that would work great and not hurt current homeowners. Potentially bringing in high density residences to the already limited space on E South St. does not seem responsible or realistic. In fact it actually seems completely opportunistic and potentially harmful to current property values and the safe and secure feel of that neighborhood.

The land proposed for this zoning change is literally a marshland that has flooded multiple times this year alone. It has forced the closure of the canal area located directly east of lot due to overflowing waters. Where would the water flood if there were apartment buildings there? Would it flood into the streets? Would it flood our front yards? Would our sewers overflow?

Not only is this proposed change harmful to the wildlife and locals, this could also potentially DESTROY the view that all of us residents absolutely love that live on this street. I have not found a single resident that supports this plan, and in contrary, I have only heard strong opposition. It just doesn't make sense.

Please reconsider this proposal to change the zoning on E South St in Bishop.

Thank you for your time,
Mike Stansberry

From: Stacey Burke <sjburke927@gmail.com>
Sent: Tuesday, March 21, 2023 10:02 PM
To: Cathreen Richards
Subject: Support for GPA: Vacant Lands & Housing Opportunity & Zone
Reclassification

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You don't often get email from sjburke927@gmail.com. Learn why this is important

Hello there,

I am a nurse at Northern Inyo Hospital, working in almost all of the hospital's departments. I am therefore very well connected with many of the staff members throughout the hospital, from nurses to secretaries, physicians to technicians, respiratory therapists to physical therapists and more. I am very aware of the housing shortage in Bishop, as I have had countless co-workers over the past four years of my employment discuss the struggle in finding good quality, affordable housing. Every year, it gets harder to find housing, as it is so limited, and rent becomes more and more expensive.

A local example of what could happen if we don't address our housing shortage problem immediately is Mammoth Hospital and their Obstetrics Department. I also work as a nurse at Mammoth Hospital, and since my hire approximately two years ago, they have had to completely shut down their OB department, due to Mammoth Lake's housing crisis. Too few housing options, all at extremely elevated prices, created a terrible situation where the hospital was able to hire nurses to staff their OB dept, but sadly, the nurses could not find affordable housing. The hired nurses then had to turn the positions down. As a result, the hospital had no choice but to close their OB department all together. Residents of Mammoth Lakes are now forced to have their children delivered out of town, an hour to multiple hours drive away, with providers they do not know. This has led to many unsafe deliveries of babies. This is a scenario I do not wish on any of my fellow community members. It is a scenario that could be prevented, if we act now and take charge of our housing shortage in Bishop.

This is why I write, in support of taking advantage of the General Plan Amendment, that would reclassify vacant lands and create new housing opportunities for people in Bishop and Inyo County.

Thank you for your time in reading this support letter. I hope to see this amendment pass, in order to keep our hospital well staffed, and our community safe.

Stacey Burke

From: Kody Jaeger <kjaeger395@gmail.com>
Sent: Tuesday, March 21, 2023 7:27 PM
To: Cathreen Richards
Subject: Support GPA-2023-1

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[You don't often get email from kjaeger395@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good evening,

I am in full support of GPA 2023-01. There is a critical need for housing. We are unable to attract talent for needed positions that provide essential services in our community. Our community can't grow or thrive if we are unable to provide housing to our residents.

I live and work on the Bishop Paiute Reservation and this lack of available housing is impacting all of us.

This is action in the right direction.

Thank you for your time.

Kody Jaeger

Cell 562.234.1768

Would need email send email to

crichards@inyocounty.us

Kody

From: Meryl <meryl.picard@gmail.com>
Sent: Tuesday, March 21, 2023 7:33 PM
To: Cathreen Richards
Subject: support of GPA 2023-01

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[You don't often get email from meryl.picard@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am writing in full support of GPA 2023-01. There is a critical need for housing. Families can't afford to buy homes here and must double up with other family members. We're also challenged with attracting talent for needed positions for vital services in our community without more housing.

Meryl Picard

From: kegregorich <kegregorich@gmail.com>
Sent: Tuesday, March 21, 2023 10:32 AM
To: InyoPlanning
Subject: Vacant lands and housing opportunity

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You don't often get email from kegregorich@gmail.com. Learn why this is important

To the Planning Commission,

My wife and I own 475 E. South St in Bishop, across the street from Parcel APN 008-190-01 being considered for re-zoning.

We chose this home because of the views and minimal congestion afforded by the vacant LADWP land to the south.

Re-zoning parcel APN 008-190-01 as Residential High Density will immediately reduce property values along East South St.

Approximately 17 homes are on the north side of E. South St. opposite Parcel APN 008-190-01. High density residential development with upwards of 100 units will totally change the character of the neighborhood, with increased congestion causing problems with traffic, parking, and noise.

We ask the planning commission to reconsider the rezoning of parcel APN 008-190-01.

Thank you for your consideration,
Kenneth and Carola Gregorich