

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

FRANK STEWART
CAITLIN (KATE) J. MORLEY
TODD VOGEL
SCOTT STONER
SCOTT KEMP

FIRST DISTRICT (CHAIR)
SECOND DISTRICT
THIRD DISTRICT (VICE CHAIR)
FOURTH DISTRICT
FIFTH DISTRICT

Inyo County Planning Commission
Post Office Drawer L
Independence, CA 93526
(760) 878-0263
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CATHREEN RICHARDS
PAULA RIESEN
MICHAEL ERRANTE
CLINT QUILTER
JOHN VALLEJO

PLANNING DIRECTOR
PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
ASSISTANT COUNTY COUNSEL

Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order or the items are continued. Estimated start times are indicated for each item. The times are approximate and no item will be discussed before its listed time.

Lunch Break will be given at the Planning Commission's convenience.

The Planning Commission Chairperson will announce when public testimony can be given for items on the Agenda. The Commission will consider testimony on both the project and related environmental documents.

The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days per ICC Chapter 15 [California Environmental Quality Act (CEQA) Procedures] and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

Public Notice: In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

June 26, 2019

10:00
A.M.

1. **PLEDGE OF ALLEGIANCE.**
2. **ROLL CALL** – Roll Call to be taken by staff.
3. **PUBLIC COMMENT PERIOD** – This is the opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Action

4. **APPROVAL OF MINUTES** – Approval of minutes from the May 29, 2019 Planning Commission Meeting.

Action
Item
Public
Hearing

5. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019-04-Freis** - The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 2670 Glen Brook Way, in Bishop. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

Action
Item
Public
Hearing

6. **ADDENDUM TO MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR CUP-2013-03/SCE** - The applicant Blair, Church & Flynn, on behalf of Southern California Edison, has requested an Addendum to the Mitigated Negative Declaration of Environmental Impact prepared for CUP 2013-03/SCE Service Center in order to obtain an encroachment permit from Cal Trans District 9. The encroachment permit is necessary to meet conditions of approval put on the project requiring the applicant to work with Cal Trans on improvements to Highway 168 to provide a left hand turn lane.

COMMISSIONERS' REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR'S REPORT

Planning Director, Cathreen Richards, will update the Commission on various topics. Possible cancellation of July Planning Commission Meeting due to lack of agenda items.

CORRESPONDENCE – INFORMATIONAL

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF MAY 29, 2019 MEETING

COMMISSIONERS:

FRANK STEWART
CAITLIN (KATE) J. MORLEY
TODD VOGEL
SCOTT STONER
SCOTT KEMP

FIRST DISTRICT (CHAIR)
SECOND DISTRICT
THIRD DISTRICT (VICE)
FOURTH DISTRICT
FIFTH DISTRICT

Inyo County Planning Commission
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STAFF:

CATHREEN RICHARDS
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TOM SCHANIEL
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MIKE ERRANTE

PLANNING DIRECTOR
COUNTY COUNSEL
SENIOR PLANNER
ASSOCIATE PLANNER
ASSISTANT PLANNER
PROJECT COORDINATOR
COUNTY ADMINISTRATOR
PUBLIC WORKS DIRECTOR

The Inyo County Planning Commission met in regular session on Wednesday, May 29, 2019, in the Administration Building, in Independence, California. Commissioner Vogel opened the meeting at 9:59 a.m.
These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

ITEM 1: **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 9:59 a.m.

ITEM 2: **ROLL CALL** - Commissioners: Todd Vogel, Caitlin Morley, Scott Stoner, were present.

Staff present: Cathreen Richards, Planning Director; Steve Karamitros, Senior Planner; Ryan Standridge, Assistant Planner; Tom Schaniel, Associate Planner, John Vallejo, County Counsel, and Paula Riesen, Project Coordinator.

Staff absent: Clint Quilter, County Administrator; Michael Errante, Public Works Director.

ITEM 3: **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Vice Chair Vogel opened the Public Comment Period at 10:00 A.M. There was no one from the public who wished to comment on any planning subject that was not scheduled on the Agenda. Vice Chair Vogel closed the public comment period at 10:01 A.M.

ITEM 4: **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from April 24, 2019, meeting of the Planning Commission.

MOTION: Moved by Commissioner Scott Stoner and seconded by Commissioner Kate Morley to approve the Minutes from April 24, 2019.

The Motion passed 3-0.

ITEM 5: **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-18/SEITER** - The applicant has applied for a Non-hosted Short-Term Vacation Rental Permit. The applicant has met all requirements, and has been approved by the Planning Department, for a Hosted Short-Term Vacation Rental Permit. The applicant is also seeking a Non-hosted Short-Term Rental Permit, with approval from the Planning Commission.

Mr. Karamitros, Senior Planner, presented the staff report.

Vice Chair Vogel opened the Public Hearing at 10:05 a.m.

No one from the public wished to speak the hearing closed at 10:06 a.m.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Kate Morley to approve the **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-18/SEITER**

The Motion passed 3-0.

ITEM 6: **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019 -01/CUMMINGS** – The applicant has applied for a Non-hosted Short-Term Vacation Rental Permit. The applicant has met all requirements, and has been approved by the Planning Department, for a Hosted Short-Term Vacation Rental Permit. The applicant is also seeking a Non-hosted Short-Term Rental Permit, with approval from the Planning Commission.

Mr. Karamitros, Senior Planner, presented staff report.

Vice Chair Vogel opened the Public Hearing at 10:09 am

- Linda Chaplin from Independence got up and stated she thinks Short Term Rentals are a nuisance, People do not follow house rules, they don't observe quite hours, they leave trash, smoke outside, and do not turn off their porch lights. Cars arrive late and leave early and this is something we should keep in mind for the future.
- Sharon Cummings addressed the board and asked if any of these complaints pertained to her property?

- Linda Chaplin got up again and said this had nothing to do with Ms. Cummings property.

Cathreen Richards, Planning Director, stated that any issues with Non-Hosted Property should be discussed with the Property Manager of that rental. Commissioner Kate Morley agreed that is part of the code enforcement of the property manager.

After a discussion of the concerns the hearing closed at 10:16 a.m.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Scott Stoner to approve the **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019-01/Cummings** as presented by staff.

The Motion passed 3-0.

ITEM 7: **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019 -02/KOLKER** - The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 3504 Ranch Road, in Bishop. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

Mrs. Ryan Standridge, Assistant Planner presented staff report, stating there had been two written responses that she had already sent to the commission in favor of this rental.

Vice Chair Vogel opened the Public Hearing at 10:29 a.m.

- Sharon White from the Alabama Hills wanted to voice her concerns on Short Term Rentals.
- Linda Chaplin also expressed more concerns with the Short Term Rentals.

Vice Chair Vogel asked if Ms. White's concerns were for this particular Kolker rental. Ms. White stated it was not.

Mr. John Vallejo said they could discuss her concerns after the meeting.

After discussion of the concerns the hearing closed at 10:51 a.m.

MOTION: Moved by Commissioner Scott Stoner and seconded by Commissioner Kate Morley to approve the proposed **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019 -02/KOLKER** - as presented by staff.

The Motion passed 3-0

ITEM 8:

**CONDITIONAL USE PERMIT (CUP) 2019-02/ SAC WIRELESS-
VERIZON/TELECOM UPDATE 2019-01 SAC WIRELESS-VERIZON - SAC**

Wireless, representing Verizon Wireless, has submitted an application to update Verizon's existing Telecom Plan and request a Conditional Use Permit to construct a 100 foot Mono-pole tower. The Tower will have a pine tree façade housing nine 6 foot tall antenna and two 6 foot tall microwave antennas, at 950 Tu Su Lane, on property owned by Richard and Alice Cassel with a Tax Assessor Parcel Number (APN 011-120-64).

Mrs. Ryan Standridge, Assistant Planner presented staff report.

Commissioner Morley asked what determines height of the cell towers.

Mrs. Standridge introduced Verizon Representative Joseph Sharp and deferred questions to him. Mr. Sharp stated the height was for best coverage for West Bishop and all the way to Starlite.

Vice Chair Vogel opened the Public Hearing at 10:43 a.m.

- Linda Chaplin was curious who would handle the fading and wind issues with the tower.

Mrs. Standridge stated it was part of the conditions of approval for the project that Verizon maintain the tower.

Commissioner Morley asked the height of the existing trees around the area. Ms. Standridge stated they were the same height as the new proposed tower.

No one from the public wished to speak the hearing closed at 10:52 a.m.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Kate Morley to approve the proposed Conditional Use Permit **2019-02/ SAC WIRELESS-VERIZON/TELECOM UPDATE 2019-01 SAC WIRELESS** as presented by staff.

The Motion passed 3-0

ITEM 9:

TELECOM UPDATE 2019-02/ SPRINT – The applicant has applied for approval of a Wireless Communication Plan (Telecom Plan) as required by Inyo County Code Section 18.76. The Telecom Plan covers 3 sites. 2 sites, located in Bishop and near Olancho, are already operational, allowed by previous approvals from Inyo County and the City of Bishop, but have not previously been identified as operated by Sprint through the Telecom Plan process. The other site is a proposed co-location on an existing telecommunications tower owned by SBA Communications and located at 20 Gill Station Road at Coso Junction.

Mr. Tom Schaniel, Associate Planner presented staff report.

Chair Stewart opened the Public Hearing at 11:08 a.m.

- Linda Chaplin stated she like the camo paint job on the pole. She also asked how many cell dishes could be added to pole?

Mr. Schaniel stated her was not sure. It probably would be determined by cost.

No one else from the public wished to speak the hearing closed at 10:09 a.m.

MOTION: Moved by Commissioner Kate Morley and seconded by Vice Chair Vogel to approve the **TELECOM UPDATE 2019-02/ SPRINT.**

The Motion passed 3-0

ITEM 10: **VARIANCE 2019-01/VAN STARRENBURG** – The applicant Joost Van Starrenburg has applied for a variance for a single-family dwelling to encroach 9-feet into the required 20-foot side yard setback for a property zoned Rural Residential (RR), and located at 557 Sunset Drive, in the Alabama Hills, Lone Pine. This project is Exempt under CEQA.

Ms. Cathreen Richards, Planning Director presented staff report.

Vice Chair Vogel opened the Public Hearing at 11:13 a.m.

- Bill Silanski listed concerns
 1. Was a permit issued?
He believes work was done without a permit.
 2. Started complaints March 25 and 2 weeks later sent pictures.
He was told that work was supposed to stop and did not.
 3. Does not see the rocks that owner is talking about.
He does not think Joost should be able to move closer to his property.
 4. Variance would be too close to where he lives.
He does not want someone living near him.
- Joost Van Starrenburg spoke and said he had been working with Tyson the Building Inspector the entire time and also working with Environmental Health on the well.
- Lita Green got up and spoke saying that change is hard and nothing was done on the sly.
- Micheal Ping got up next and said he lives east of the project site and he built on the rocks.
- Anthony Armone stated that he was happy it was a stick built house and not a manufactured home.

- Linda Chaplin said that the Alabama Hills are for everyone and understands why neighbors are not happy.
- Dan Dickman is the designer of the home and stated it was designed to fit into the rocks with a 5 sided foundation and metal siding to blend in.
- Sharon White got up and said there is probably other options, they just cost a lot more. The view is for everyone.
- Bill Silanski got up and said guy never called him and told him he was going in another direction. He never asked to speak about his project.

Cathreen Richards, Planning Director said she had spoken to Building & Safety and Environmental Health and Joost has serious limitations on the property requiring the variance and he has been working with them on the project.

After discussion of the concerns the public hearing closed at 11:42 a.m.

Commissioner Scott Stoner asked if this variance would set precedence in the neighborhood.

Ms. Richards said no because there are no other buildings around. All over the county the setbacks are different.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Scott Stoner on **VARIANCE 2019-01/VAN STARRENBURG.**

The Motion passed 3-0

COMMISSIONERS' REPORT/COMMENTS –

Commissioners to give their report/comments to staff.

DIRECTOR'S REPORT -

Cathreen Richards shared the details of the presentation that went in front of the Board of Supervisors on the Short Term Rentals, stating that they want options on how to update the code.

Commissioner Kate Morley said it seems that the people who didn't go to the town meetings are the ones coming to the Planning Commission meetings now and voicing their concerns.

Also, Cathreen asked about Planning Commission in July asking if we could change it to the 31st of July. Commissioners all agreed and said they would check their calendars.

ADJOURNMENT –

With no further business, Vice Chair Vogel made a motion to adjourn the meeting at 11:57 a.m., and for the Commission to reconvene at the June 26, 2019 meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Vice Chair Todd Vogel to Adjourn.

Seconded by Commissioner Kate Morley.

Motion passed 3-0.

Prepared by:
Paula Riesen
Inyo County Planning Department

DRAFT



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AGENDA ITEM NO.: 5(Action Item – Public Hearing)

PLANNING COMMISSION
MEETING DATE: **June 26 , 2019**

SUBJECT: Non-Hosted Short-Term Rental Permit
No. 2019-04/Freis

EXECUTIVE SUMMARY

The applicant has applied for a Non-hosted Short-Term Rental permit, located at 2670 Glenbrook Way, in Bishop. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

PROJECT INFORMATION

Supervisory District: 1
Project Applicant: Leone & Jillene Fries
Site Address: 2670 Glenbrook Way
Community: Bishop, CA
A.P.N.: 011-320-39
General Plan: Residential Low Density (RL)
Zoning: R-1 -10,000 (R-1 10,000)
Size of Parcel: Approximately 0.26-Acre

SURROUNDING LAND USE:

Location:	Use:	Gen. Plan Designation	Zoning
Site	Residential	Residential Low Density (RL)	One Family Residential – 10,000 square foot minimum (R1-10,000)
North	Residential	Residential Low Density (RL)	One Family Residential – 10,000 square foot minimum (R1-10,000)
East	Residential	Residential Low Density (RL)	One Family Residential – 10,000 square foot minimum (R1-10,000)

South	Residential	Residential Low Density (RL)	One Family Residential – 10,000 square foot minimum (R1-10,000)square foot minimum (R1-10,000)
West	Residential	Residential Low Density (RL)	One Family Residential – 10,000 square foot minimum (R1-10,000)

Staff Recommended Action: 1.) Approve the Non-Hosted Short-Term Rental Permit 2019-04/Freis

Alternatives:

- 1.) Deny the Non-Hosted Short-Term Rental Permit
- 2.) Approve the Non-Hosted Short-Term Rental Permit with additional conditions of approval
- 3.) Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.

Project Planner: Ryan Standridge

STAFF ANALYSIS

Background and Overview

The applicant has applied for and received a Hosted Short-Term Rental Permit from the Inyo Planning Department, for the residence located 2670 Glenbrook Way in Bishop. There is a primary residence with an Accessory Dwelling unit which the applicant would like to rent as a non-hosted rental. This structure was built in compliance with the standards set by the Inyo County Building and Safety Department and the Inyo County Environmental Health Department.

The proposed application for a Non-Hosted Short-Term Rental Permit aligns with Inyo County Code Section 18.73-*Short-Term Rental of Residential Property*, which allows for the rental of dwelling unit where the owner of the dwelling unit does not concurrently occupy the dwelling unit with the transient lodger. The application for this non-hosted rental has met the requirements of the Inyo County Planning Department and Code Section 18.73.060, and now requires that the Inyo County Planning Commission give approval in order to issue the Non-Hosted Short-Term Rental Permit.

The residence is in a location surrounded by developed residential parcels to the north, south, east and west of parcel. The residence is in the Bishop community.

General Plan Consistency

The goal of this review is to allow the applicant to rent residential space in compliance with the County’s zoning ordinance. The project is consistent with Short-Term Rental Ordinance, which

was added as Chapter 18.73 of the Inyo County Code, following approval by the Inyo County Board of Supervisors on February 20, 2018. This use will not conflict with the General Plan designation of Residential Low Density (RL) as it does not change the size or density of the residential development currently on the site and in the General Plan.

Zoning Ordinance Consistency

The applicant's residence is zoned R-1 One Family Residential (R1-10,000), which is defined as an eligible zoning area for short term rentals. The current use will not change and the short-term rentals are considered an extension of residential use; and, therefore is consistent with the current zoning ordinance.

ENVIRONMENTAL REVIEW

As per Section Two of the approved County Ordinance (Chapter 18.73), the Hosted/Non-Hosted Short-Term Rental Permit 2019-04/Freis was reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the County's environmental procedures, and was found to be exempt pursuant to Section 15061(b)(3) (general rule) of the CEQA guidelines, as it constitutes an extension of residential use, with no new development, and can be seen with certainty that there will be no significant effect on the environment.

RECOMMENDATION

Find the proposed project is exempt from the requirements of the California Environmental Quality Act; make the findings specified below; and, approve Non-Hosted Short-Term Rental Permit 2019-04/Freis, subject to the Conditions of Approval:

Recommended Findings for NH-STR 2019-04/Freis:

1. The proposed Non-Hosted Short-Term Rental Permit is exempted from further CEQA review, and the provisions of the California Environmental Quality Act have been satisfied.
[Evidence: Pursuant to Section 15061(b)(3) (general rule) of the CEQA guidelines, the proposed permit application constitutes an extension of residential use with no new development or change in density and can be seen with certainty that there will be no significant effect on the environment.]
2. The proposed Non-Hosted Short-Term Rental Permit is consistent with the Inyo County General Plan Land Use Designation of Residential Low Density (RL).
[Evidence: The proposed project is consistent with the goals and policies of the General Plan's Land Use designation of Residential Low Density, which allows single family dwellings within urban type areas. The applicant's proposal to rent the primary dwelling unit is consistent with Inyo County's General Plan designation for Residential Low Density, designation of Residential Low Density, which allows for 2.0 to 4.5 dwelling units per acre. The applicant's proposal is to rent the primary dwelling unit that is on a parcel slightly larger than quarter of an acre, is consistent with Inyo County's General Plan designation for this property.]
3. The proposed Non-Hosted Short-Term Rental Permit is consistent with the Inyo County Zoning Ordinance.

[Evidence: The approved ordinance of Short-Term Rentals (Transient Occupancy – a rental for 30-Days or less), as adopted by the Board of Supervisors on February 20, 2018, allows for the short-term rental of residential dwellings in the Zoning Districts of: One Family Residential (R1), Single Residence and Mobile Home Combined (RMH), Rural Residential (RR), Rural Residential Starlite Estates (RR- Starlite), and the Open Space Zone (OS) with a conditional use permit. The applicant's property is zoned One Family Residential and is therefore consistent with Inyo County's zoning ordinance upon receiving the conditional use permit.]

4. The proposed Non-Hosted Short-Term Rental Permit is necessary or desirable.
[Evidence: With the proliferation of Short-Term Rentals through on-line hosts, such as Air B&B, etc., the Board of Supervisors found it necessary and desirable to create an ordinance that regulated transient occupancy. The proposed non-hosted rental permit application is consistent with the requirements stipulated in the short-term rental ordinance, as adopted by the Board of Supervisors in February 2018]
5. The proposed Non-Hosted Short-Term Rental Permit is properly related to other uses and transportation and service facilities in the vicinity.
[Evidence: The proposed Non-Hosted Short-Term Rental Permit is properly related to transportation and service facilities and will not adversely affect these facilities. All completed applications for Hosted/Non-Hosted Short-Term Rental Permits require site plans that demonstrate the availability of on-site parking at the applicant's residence.]
6. The proposed Non-Hosted Short-Term Rental Permit would not under all the circumstances of this case, affect adversely the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.
[The proposed Non-Hosted Short-Term Rental Permit does not adversely affect public health or safety of persons living in the vicinity. The Inyo County Public Health Department evaluated the application for sewer, septic, and water issues and found no problems with the application. The rental unit, was evaluated by the County's Building and Safety Department and no problems were identified.]
7. Operating requirements necessitate the proposed Non-Hosted Short-Term Rental Permit for the site.
[Evidence: Use of the applicant's property for non-hosted short-term rental requires the Non-Hosted Short-Term Rental Permit, as per Chapter 18.73 of the Inyo County Code.]

CONDITIONS OF APPROVAL

1. The applicant, landowner, and/or operator shall defend, indemnify and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning Non-Hosted Short-Term Rental Permit No. 2019-04/Freis. The County reserves the right to prepare its own defense.

2. The applicant shall conform to all applicable provisions of Inyo County Code, failure to do so could cause the revocation of the permit. If the use provided by this Non-Hosted Short-Term Rental Permit is not established within one year of the approval date it will be become void.

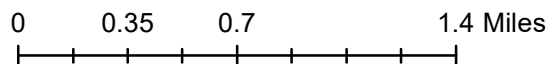
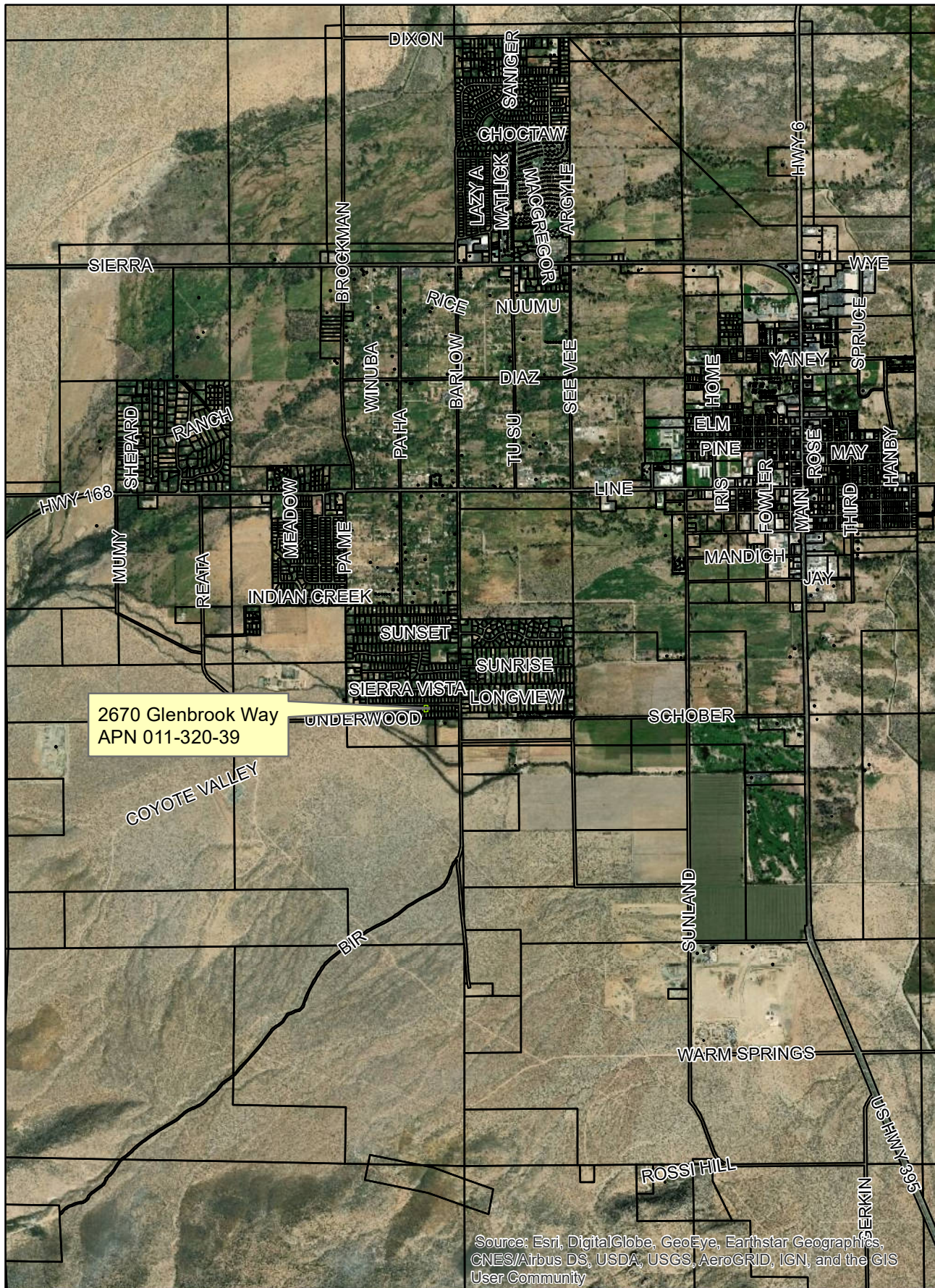
SUMMARY

Staff recommends that the Planning Commission make certain findings with respect to and approve Non-Hosted Short-Term Rental Permit No. 2019-04/Freis with the conditions listed in the staff report and find it exempt from CEQA.

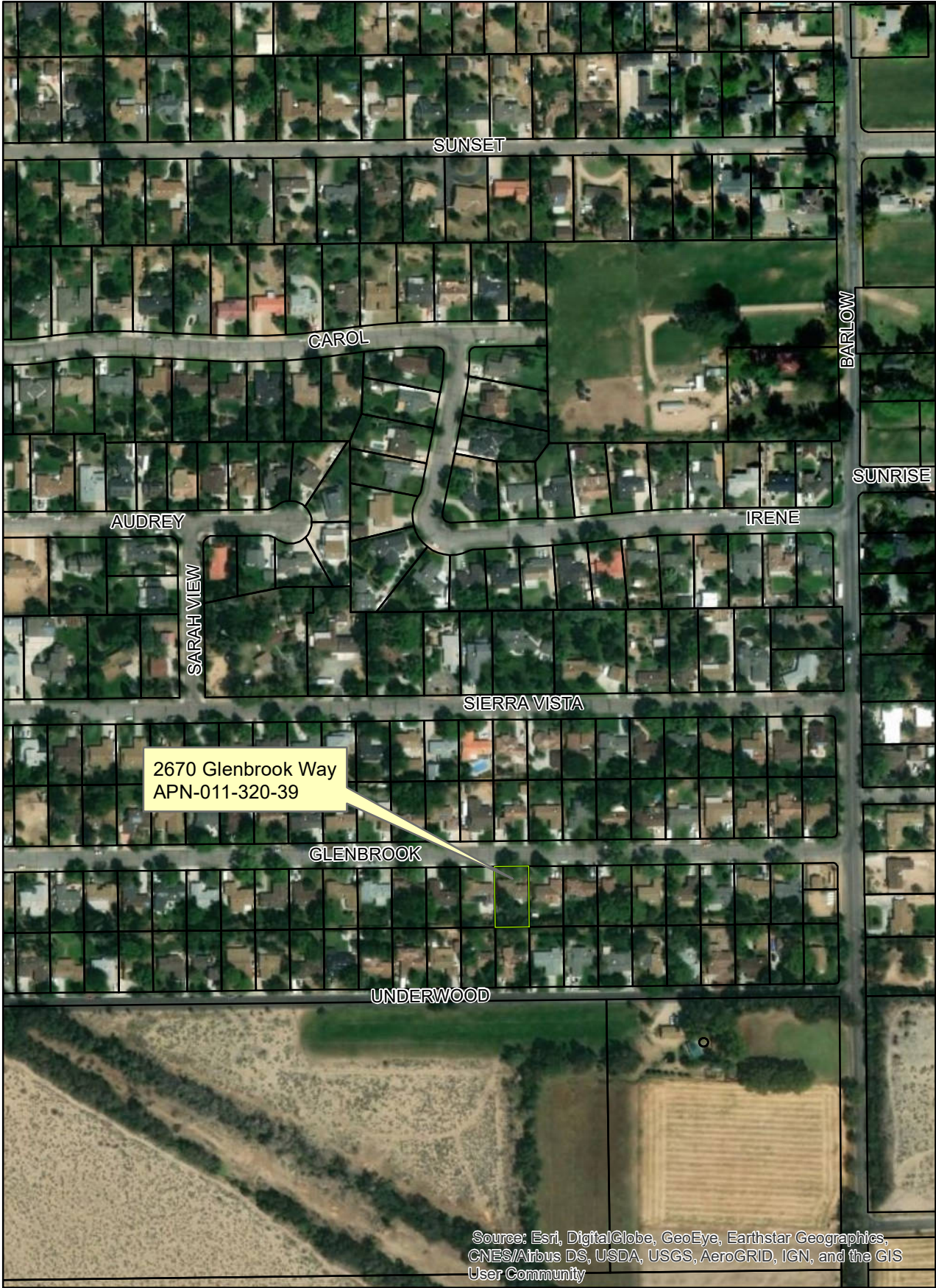
EXHIBITS

- A. Vicinity Map
- B. Site plan
- C. Rules
- D. Pictures

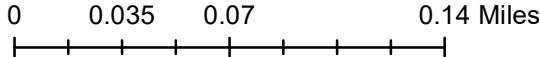
FREIS Non-Hosted 2019-04 Exhibit A (1)

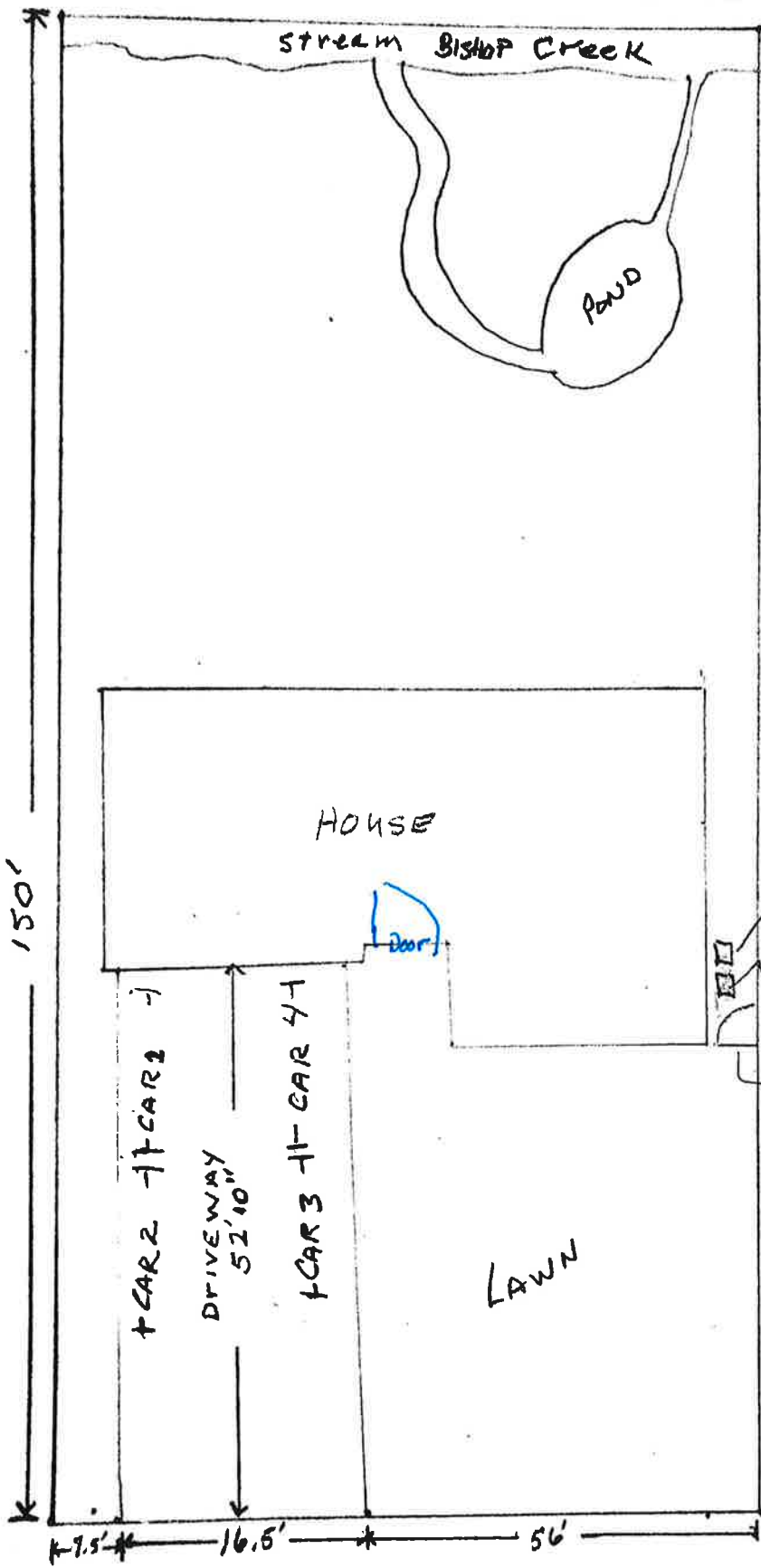


FREIS Non-Hosted 2019-04 Exhibit A (2)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





2670
GLENBROOK WAY
BISHOP CA 93514
APN 011-320-39

EMERGENCY ACCESS
VIA DRIVEWAY

HOUSE RULES
2670 Glenbrook Way
Bishop, CA 93514

Inyo County Transient Occupancy Tax Registration Certificate No: _____

Effective 4-23-2019

Manager Contact information: 24 hours/day 7 days/week	Donna Bird	760-937-4175
	Vicky Michener	760-937-7358
Owner Contact	Leon Freis	661-733-8225
	Jillene Freis	760-792-0784

Guest Rooms include Bedroom 1, 2, 3 only

Only two (2) renters are allowed per guest room. This number does not include children three (3) years and under.

A maximum of one vehicle per guest room is allowed. Each vehicle shall be parked on the driveway.

Outdoor amplified sound is prohibited

Quiet hours shall be from 9:00 p.m. to 7:00 a.m.

No pets are allowed

Trash bins and recycling bins are stored on the west side of the property behind the gate

There is a propane gas fire table that may be used but not during quiet hours. No other fires are allowed outside.

Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D





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AGENDA ITEM NO.: 6 (Action Item – Public Hearing)

PLANNING COMMISSION MEETING DATE: June 26, 2019

SUBJECT: Addendum to the Mitigated Negative Declaration of Environmental Impact (MND) for Conditional Use Permit (CUP) 2013-03/Southern California Edison (SCE) Service Center.

EXECUTIVE SUMMARY

The applicant Blair, Church & Flynn, on behalf of SCE, has requested an Addendum (attached) to the MND prepared for CUP 2013-03/SCE Service Center in order to obtain an encroachment permit from Cal Trans District 9. The encroachment permit is necessary to meet conditions of approval put on the project requiring the applicant to work with Cal Trans on improvements to Highway 168 to provide a left hand turn pocket.

PROJECT INFORMATION.

Supervisory District: 1

Project Applicant: Blair, Church & Flynn

Property Owner: Southern California Edison

Site Address/ West Bishop, along Highway-168 and located just east of Cerro Coso Community College

Community: West Bishop

A.P.N.: 012-080-15

General Plan: Rural Protection (RP)

Zoning: Open Space with a Forty Acre Minimum (OS-40)

Size of Parcel: Approximately 82-Acres

Surrounding Land Use:

Location:	Use:	Gen. Plan Designation	Zoning
Site	Electrical Substation/ Vacant	Rural Protection (RP)	Open Space with a forty-acre minimum (OS-40)
North	Vacant	Natural Resources (NR)	Open Space with a forty-acre minimum (OS-40)
East	Vacant	Natural Resources (NR)	Open Space with a forty-acre minimum (OS-40)
South	Vacant	Rural Protection (RP)	Open Space with a forty-acre minimum (OS-40)
West	Vacant/Highway-168/Community College	Natural Resources (NR)	Open Space with a forty-acre minimum (OS-40)

Staff Recommended Action:

1.) Certify the Addendum to the MND for CUP 2013-03/SCE Service Center and the finding that it does not require a subsequent environmental document.

Alternatives:

1.) Deny the addendum
2.) Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.

Project Planner:

Cathreen Richards

STAFF ANALYSIS

Background and Overview

On September 24, 2014 SCE was approved for a CUP to build a full service operations center on property located west of Bishop, and just east of Cerro Coso Community College on an approximate 7-acre area, within an 82-acre parcel. The approved project included: a new office building with a customer service center; a garage, shop, and laydown yard; hazardous material canopy; parking areas for customers, employees, and the service fleet (a total of 99 stalls); and, truck parking canopy buildings. The project approval also included two Variances one for fence height (8-feet) and one for a front yard setback to place a sign at the entrance of the service center.

ENVIRONMENTAL REVIEW

A Draft Mitigated Negative Declaration and Initial Study was prepared for the project and it was circulated for a 30-day review and comment period. The Initial Study identified several potentially significant impacts to: aesthetics, biological, cultural and hydrological resources. The applicant provided information addressing these potential impacts and mitigation measures were developed to reduce the potential impacts to a level of insignificance and were included as conditions of approval for the project. Also, as a condition of approval, the applicant was required to obtain all required permits from Cal Trans relating to Highway-168 and the proposed Service Center; and, to provide a left hand turn pocket for Service Center access from Highway 168.

The applicant is now being required by Cal Trans to obtain an encroachment permit to make the necessary improvements to Highway 168 and Cal Trans is also requiring a CEQA determination before they will grant it. The additional project area (Highway 168 improvements) does not present additional or new impacts that were not addressed in the original MND prepared for the CUP. This includes to aesthetics, biological, cultural and hydrological resources. New surveys were provided by the applicant for the additional project area that showed no impacts to biological or cultural resources and potential impacts to aesthetics and hydrological resources as identified in the original MND do not relate to the Highway 168 improvements; therefore, no subsequent Negative Declaration or Environmental Impact Report is required pursuant to CEQA Guidelines, Section 15162(a).

RECOMMENDATION

Planning Department staff recommends the Planning Commission Certify the Addendum to the MND and that it does not require a subsequent environmental document as discussed in the findings listed below. The Addendum will then be attached and become part of the original MND.

Findings

CEQA Guidelines Section 15162 indicates that no subsequent environmental document is required unless certain conditions apply. These conditions do not exist for the proposed improvements to Highway 168 for the Southern California Edison Service Center project, as discussed below:

1. No substantial changes will result from the construction of the Highway 168 improvements as required by a condition of approval for CUP 2013-03/Southern California Edison Service Center that will require major revisions to the previous MND as there are no new significant effects or substantial increases in the severity of previously identified significant effects.

The proposed project is consistent with the environmental analysis provided in the MND Prepared for the Southern California Edison Service Center Project, The project area is already peripherally impacted by the existing footprint of Highway 168; biological and cultural resource surveys supplied by the applicant showed no significant impacts from the project on plants, animals or cultural resources; the actual limited area affected by the project is relatively small; and, the project area is

subject to the same mitigations and conditions of approval that were required for the original project.

2. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken, which might require major revisions of the previous MND due to the involvement of significant effects or a substantial increase in the severity of previously identified significant effects.

Staff, has analyzed the proposed project and found that no substantial changes have occurred with respect to the circumstances of the overall project that will result in significant environmental effects or increases in severity. All mitigations outlined in the original MND and the conditions of approval for CUP 2013-03/Southern California Edison Service Center will apply to the additional area. As a result, no substantial changes in the circumstances or severity of previously identified effects are expected to occur from the proposed left hand turn lane project.

3. No new information of substantial importance that was not known, and which could not have been known with the exercise of reasonable diligence at the time the previous MND was certified, shows or indicates that any of the following has occurred, or will occur, as a result of the proposed left hand turn lane project:

- A. One or more significant effects not discussed previously.

The proposed project is to expand a total of a 1,834-foot section of Highway 168 to provide a left hand turn lane as required by a condition of approval to an already approved CUP and affects a relatively small section of peripherally disturbed land. There are no substantial changes and the project does not cause new impacts that were not evaluated in the certified MND prepared for CUP 2013-03/Southern California Edison Service Center.

- B. Significant effects previously examined will be substantially more severe.

There are no significant environmental effects identified in the area subject to the Highway 168 improvement project area that were previously identified significant and can be substantially more severe, as this area is already peripherally disturbed by the existing highway and biological and cultural resource surveys supplied by the applicant showed no significant impacts from the project on plants, animal or cultural resources. The project area is also subject to all of the mitigations and conditions of approval as set forth for in CUP 2013-03/Southern California Edison Service Center.

- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project.

There were no mitigation measures or alternatives identified in the MND prepared for CUP 2013-03/ Southern California Edison Service Center that were found not to be feasible that would in fact be feasible, and would substantially reduce one or more significant effects of the project that the project proponents declined to adopt. The original MND provided for mitigation requirements and

conditions of approval for the project that apply to the original project area and are being implemented by the applicant. These improvements to Highway 168 are one of those conditions of approval.

- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

All mitigation measures and conditions of approval identified for CUP 2013-03/Southern California Edison Service Center, have been adopted and are being complied with by the applicant. The area subject to the improvements to Highway 168 is small and already impacted by the existing highway and biological and cultural resource surveys supplied by the applicant showed no significant impacts from the turn lane project on plants, animal or cultural resources; and, this additional project area is subject to the conditions of approval as set forth for CUP 2013-03/Southern California Edison Service Center; therefore, no new mitigation measures are necessary.

None of the above-specified conditions apply to the proposed construction of Highway 168 improvements as are required by a conditional of approval for CUP 2013-03/Southern California Edison Service Center, per Cal Trans Region 9; therefore, no subsequent environmental document is required. Consideration of this addendum is adequate to comply with CEQA for this project, pursuant to CEQA Guidelines Section 15164.

Attachments:

- Draft Addendum

Addendum No. 1 to the Mitigated Negative Declaration of Environmental Impact Prepared for the Southern California Edison Service Center project Conditional Use Permit 2013-03; Variance 2014-02; and Variance 2014-03

[State Clearinghouse No. 2014081051]

This Addendum has been prepared pursuant to the California Environmental Quality Act (CEQA) in order to evaluate a proposed encroachment permit to be granted by Cal Trans District 9 for an area of Highway 168 where improvements were required as a conditional of approval for the Conditional Use Permit (CUP), per Cal Trans District 9 comments. Most of this area was not evaluated in the original Initial Study and Draft Mitigated Negative Declaration (ISMND). The project was approved by the Inyo County Planning Commission on September 24, 2014. The encroachment permit will allow for the applicant to meet the conditions of approval as they relate to the Highway 168 improvements, per Cal Trans District 9 for the project.

Authority

CEQA Guidelines Section 15164 and Inyo County Code Section 15.36.220 indicate, in part, that an addendum to a Negative Declaration may be prepared if none of the requirements for preparation of a subsequent environmental document apply. The decision-making bodies shall consider the addendum prior to making a decision on the project. The addendum need not be circulated for public review.

Project Description

The proposed encroachment permit will allow the applicant to provide improvements to Highway 168 as required by Cal Trans and included as a conditional of approval to the original project. The project area includes a 1,834-linear-foot section of Highway 168. These improvements are for widening to add a left hand turn pocket that includes an addition of 20-feet in width (12-feet paved; 8-feet unpaved shoulder) on the right hand side of the Highway if traveling towards Lake Sabrina, and tapering down to just the shoulder (Highway improvement site plan attached). On the left hand side, also if traveling towards Lake Sabrina, the project will include a widening of the pavement into the entrance to the service center site that is 47.3-feet at the widest point and then tapering down to 7.3-feet of additional pavement and 8-feet of unpaved shoulder. It should also be noted that the original project area included part of the entry and was evaluated under the original MND.

MND Southern California Edison Service Center Project

The MND prepared for the Southern California Edison Service Center Project and certified in 2014, evaluated the project through an Initial Study (IS). The ISMND identified several impacts that were potentially significant (attached). In order to address the potentially significant environmental impacts that were identified in the MND, mitigation measures and conditions of approval were developed for the project and this additional project area will be subject to these same mitigations and conditions.

Need for an Addendum to the Original MND Prepared for the Southern California Edison Service Center Project

The proposed improvements to Highway 168 by Southern California Edison to meet the requirements, per Cal Trans District 9, is outside of the project area delineated in the 2014 MND prepared and certified for the project, as illustrated in the study area maps (attached). Specifically, CEQA Guidelines Section 15162 notes that once a Negative Declaration has been certified for a project, the preparation of a subsequent Negative Declaration is not necessary unless the lead agency for the project (in this case, Inyo County) determines that “substantial changes” are proposed either in or by the project itself, or changes are proposed in the circumstances under which the project is undertaken, or if substantial new information becomes available concerning the project.

Staff concluded that there is no need for a subsequent Negative Declaration, based on:

1. The project area is already peripherally impacted by the existing footprint of Highway 168;
2. Biological and Cultural resource surveys supplied by the applicant showed no significant impacts from the turn lane project on plants, animals or cultural resources;
3. The actual limited area affected by the project is relatively small; and,
4. The area in which the Highway 168 improvements will take place will be subject to the same mitigations and conditions of approval as CUP 2013-03/Southern California Edison Service Center, approved with CEQA certification on September 24, 2014.

CEQA Guidelines Section 15164 notes that such an Addendum to a Negative Declaration should be prepared by the lead agency for a project. The Guidelines further note that an Addendum is appropriate “if some changes or additions are necessary but none of the conditions described in (CEQA Guidelines) Section 15162 calling for preparation of a subsequent Negative Declaration have occurred.” Staff has determined this to be the case as the Highway improvement project will widen Highway 168 20-feet in width at the widest point not already evaluated under the original ISMND, for a total distance (both sides combined) of 1,834-linear-feet. This area is already peripherally impacted by the existing Highway’s foot print and since the applicant has shown that no significant impacts will result from this project, it does not constitute a substantial change to, or substantial new information about, the project. It does, however, constitute a small change to the project area that was approved in 2014 that did not evaluate this area. Cal Trans District 9 has deemed additional CEQA review necessary for them to grant the applicant an encroachment permit to meet their requirements for a left hand turn pocket. As a result, the MND for the project must have an addendum to it to reflect this additional area.

CEQA Guidelines Section 15164 also states an Addendum to an EIR or Negative Declaration “need not be circulated for public review but can be included in or attached to a final EIR or adopted negative declaration” for the project. As a result, staff has not circulated this Addendum to the MND for public review, but rather has included it as an attachment to the original MND prepared for the CUP 2014-03/Southern California Edison Service Center.

Findings

CEQA Guidelines Section 15162 indicates that no subsequent environmental document is required unless certain conditions apply. These conditions do not exist for the proposed left hand turn lane for the Southern California Edison Service Center project, as discussed below:

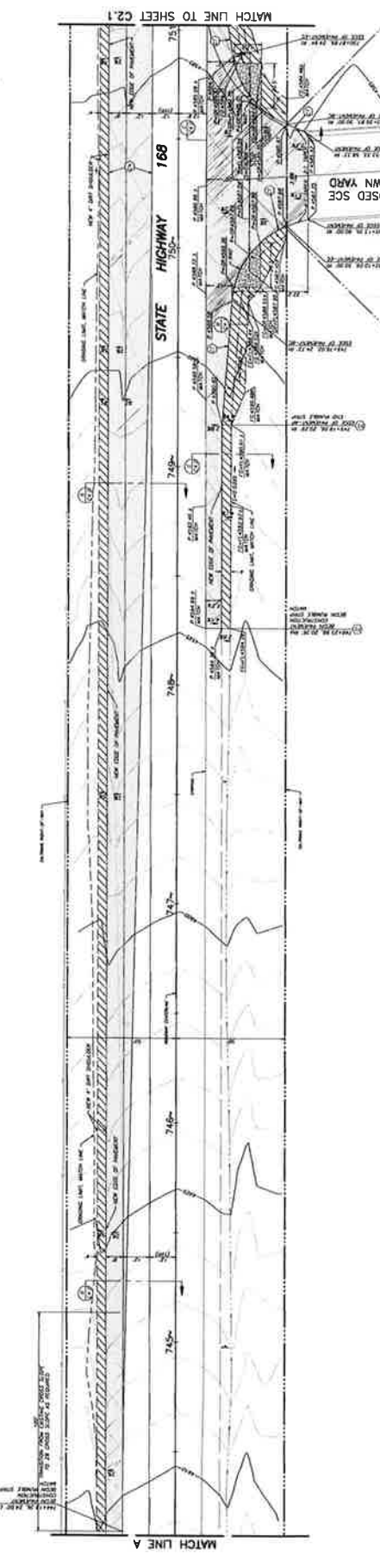
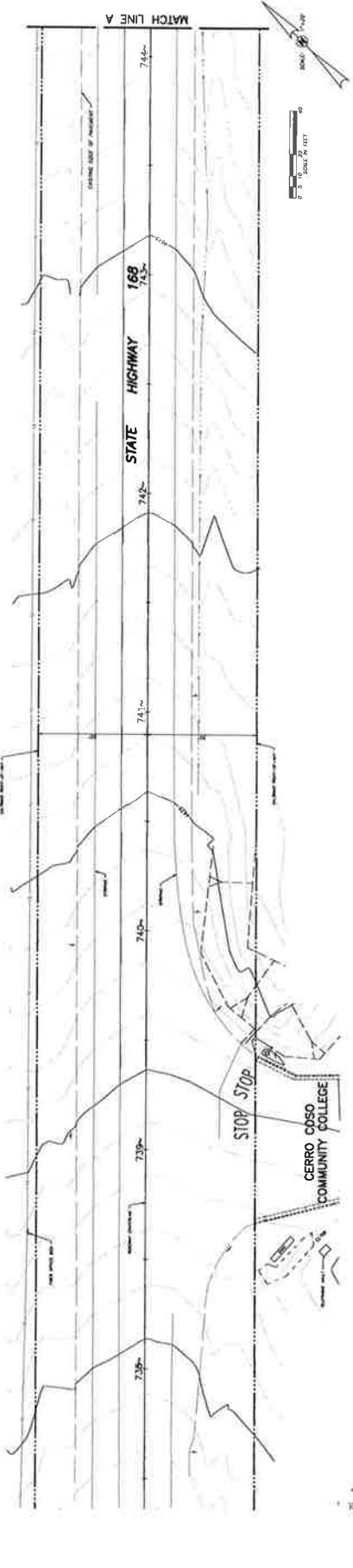
1. No substantial changes will result from the construction of the Highway 168 improvements as required by a condition of approval for CUP 2013-03/Southern California Edison Service Center that will require major revisions to the previous MND as there are no new significant effects or substantial increases in the severity of previously identified significant effects.
The proposed project is consistent with the environmental analysis provided in the MND Prepared for the Southern California Edison Service Center Project, The project area is already peripherally impacted by the existing footprint of Highway 168; biological and cultural resource surveys supplied by the applicant showed no significant impacts from the project on plants, animals or cultural resources; and, the project area is subject to the same mitigations and conditions of approval that were required for the original project.
2. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken, which might require major revisions of the previous MND due to the involvement of significant effects or a substantial increase in the severity of previously identified significant effects.
Staff, has analyzed the proposed project and found that no substantial changes have occurred with respect to the circumstances of the overall project that will result in significant environmental effects or increases in severity. All mitigations outlined in the original MND and the conditions of approval for CUP 2013-03/Southern California Edison Service Center will apply to the additional area. As a result, no substantial changes in the circumstances or severity of previously identified effects are expected to occur from the proposed left hand turn lane project.
3. No new information of substantial importance that was not known, and which could not have been known with the exercise of reasonable diligence at the time the previous MND was certified, shows or indicates that any of the following has occurred, or will occur, as a result of the proposed left hand turn lane project:
 - A. One or more significant effects not discussed previously.
The proposed project is to expand a total of a 1,834-foot section of Highway 168 to provide a left hand turn lane as required by a condition of approval to an already approved CUP and affects a relatively small section of peripherally disturbed land. There are no substantial changes and the project does not cause new impacts that were not evaluated in the certified MND prepared for CUP 2013-03/Southern California Edison Service Center.
 - B. Significant effects previously examined will be substantially more severe.
There are no significant environmental effects identified in the area subject to the Highway 168 improvement project area that were previously identified significant and can be substantially more severe, as this area is small and already peripherally disturbed by the existing highway; biological and cultural resource surveys supplied by the applicant showed no significant impacts from the project on plants, animal or cultural resources; and, the actual limited area affected by the project is relatively small (approximately 34,333-square-feet). The project area is also subject to all of the

mitigations and conditions of approval as set forth for in CUP 2013-03/Southern California Edison Service Center.

- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project. *There were no mitigation measures or alternatives identified in the MND prepared for CUP 2013-03/ Southern California Edison Service Center that were found not to be feasible that would in fact be feasible, and would substantially reduce one or more significant effects of the project that the project proponents declined to adopt. The original MND provided for mitigation requirements and conditions of approval for the project that apply to the original project area and are being implemented by the applicant. These improvements to Highway 168 are one of those conditions of approval.*
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. *All mitigation measures and conditions of approval identified for CUP 2013-03/ Southern California Edison Service Center, have been adopted and are being complied with by the applicant. The area subject to the improvements to Highway 168 is small and already impacted by the existing highway; biological and cultural resource surveys supplied by the applicant showed no significant impacts from the turn lane project on plants, animal or cultural resources; the actual limited area affected by the project is relatively small (34,333-square-feet); and, this area is also subject to the conditions of approval as set forth for CUP 2013-03/Southern California Edison Service Center; therefore, no new mitigation measures are necessary.*

None of the above-specified conditions apply to the proposed construction of Highway 168 improvements as are required by a conditional of approval for CUP 2013-03/Southern California Edison Service Center, per Cal Trans Region 9; therefore, no subsequent environmental document is required. Consideration of this addendum is adequate to comply with CEQA for this project, pursuant to CEQA Guidelines Section 15164.

1 2 3 4 5 6 7 8 9 10 11 12



TOPOGRAPHIC LEGEND
FOR SHEET C1.0 AND C1.1

GRADING LEGEND

CONSTRUCTION LEGEND

CONSTRUCTION NOTES



PROJECT NO. C2.0
SCALE: 1" = 40'

EDISON AN ASSOCIATED INTERNATIONAL COMPANY

SECTION	DATE	BY	APPROVED	NO.	P.L.	NO.	SECTION	DATE	BY	APPROVED	NO.	P.L.	NO.

LOCATION: INYO COUNTY, CALIFORNIA
BISHOP LAYDOWN YARD
OFFSITE HIGHWAY 168 IMPROVEMENTS
HIGHWAY IMPROVEMENT PLAN



Planning Department
 168 North Edwards Street
 Post Office Drawer L
 Independence, California 93526
 Phone: (760) 878-0263
 FAX: (760) 878-038
 E-Mail: inyoplanning@inyocounty.us

FILED

OCT 09 2014

INYO CO. CLERK
 KAMMI FOOTE, CLERK

BY  DEPUTY

Notice of Determination - Inyo County

To: Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95914

From (Public Agency): Inyo County Planning Department
 P.O. Drawer L
 Independence, CA 93526

County Clerk
 County of Inyo
 P.O.Box F
 Independence, CA 93526

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

Project Title: Conditional Use Permit 2013-03/SCE-Bishop Service Center

Project Applicant: Scott Holland AIA, Elements Architecture Inc. 6b Liberty, Suite 100, Aliso Viejo, CA 92656

Project Location: Along Highway-168 west of Bishop, CA, on property currently owned by SCE - Assessor Parcel #012-080-15.

Project Description: The applicant, SCE, is proposing to build a full service, operations center on property located west of Bishop, CA, on an approximate 7-acre area within an 82-acre parcel and close the existing facilities located in the City of Bishop. The project will include: a new office building with a customer service center, garage, shop, laydown yard, and truck canopy buildings. SCE also proposes to construct and operate a helipad on the site and the project will require the installation of two new wells and two new water lines. SCE owns the property on which the proposed project will be sited and currently operates a hydroelectric facility (the Mt. Tom substation) on the site. The parcel has been previously disturbed by the substation operations and there are dirt roads and power lines crossing it on numerous locations.

Project Action: CUP 2013-03/SCE-Bishop Service Center

Project Contact Person: Cathreen Richards, Senior Planner, 760-878-0447

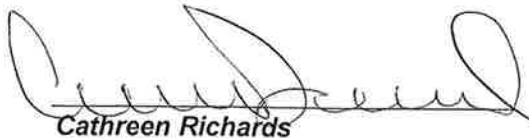
Lead Agency: Inyo County Planning Department

Summary: This is to advise that the Inyo County Planning Commission approved the above-described project on September 24, 2014 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.
 No CEQA documents necessary for this application, pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [was was not] adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

14-00043

This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at offices of the Inyo County Planning Department, 168 N. Edwards Street, Independence, California.



Cathreen Richards

Senior Planner, Inyo County Planning
Department

Title

October 9, 2014

Date

Date received for filing at OPR:

14-00043



**Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526**

**Phone: (760) 878-0263
FAX: (760) 878-0382
E-Mail: inyoplanning@inyocounty.us**

DRAFT MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND INITIAL STUDY

PROJECT TITLE: Conditional Use Permit 2013-03/Southern California Edison (SCE) Bishop Service Center with fence height variance.

PROJECT LOCATION: Along Highway-168 west of Bishop, CA, on property currently owned by SCE - Assessor Parcel #012-080-15.

PROJECT DESCRIPTION: The applicant, SCE, is proposing to build a full service, operations center on property located west of Bishop, CA, on an approximate 7-acre area within an 82-acre parcel and close the existing facilities located in the City of Bishop. The project will include: a new office building with a customer service center, garage, shop, laydown yard, and truck canopy buildings. SCE also proposes to construct and operate a helipad on the site and the project will require the installation of two new wells and two new water lines. SCE owns the property on which the proposed project will be sited and currently operates a hydroelectric facility (the Mt. Tom substation) on the site. The parcel has been previously disturbed by the substation operations and there are dirt roads and power lines crossing it on numerous locations.

MITIGATION MEASURES:

I (a-b): To ensure that the project does not have a negative impact on the scenic views from the highway, the applicant will be required to use a color pallet that blends with the surrounding landscape and to plant trees as appropriate to screen it.

I (d): Implementation of the County's light requirements per General Plan Policy VIS-1.6 'Control of Light and Glare' will be required and will reduce the potential impact from the project's lighting to a level of less than significant.

IV (a): A weed abatement and control plan will be required of the applicant prior to the issuance of any grading permits to serve as mitigation for the project resulting in impacts associated with the introduction of invasive weeds to less than significant.

To ensure that potential impacts to species are addressed mitigation measures include: within 7 days of 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 near active nest areas to ensure that no inadvertent impacts to these nests occur.

IV (b): To ensure that potential impacts to jurisdictional waters are addressed the project applicant shall provide evidence that all required regulatory permits have been obtained or are not required by the regulatory agencies. Required permits may include the U.S. Army Corps of Engineers Section 404 of the Clean Water Act, CDFW Section 1600 Streambed Alteration Agreement, and Regional Water Quality Control Board Section 401 certification. Regulatory permit applications would demonstrate that adequate avoidance, minimization, and if deemed necessary by the agencies, compensatory mitigation, have been provided to reduce adverse impacts to downstream biological resources. Adequate avoidance and minimization measures may include incorporation of storm-water management facilities to minimize increases in storm-water discharge rates (preferably minimizing losses to private land in Inyo County).

V (a-d): An archaeological monitor and Native American monitor will be present during the initial disturbances of native soil with potential to contain cultural deposits. Cultural resource monitoring may be reduced from initial full-time monitoring to periodic spot checks, or discontinued if appropriate, once the Project Archaeologist determines that there is little or no risk to encounter cultural material. Results of this cultural monitoring program should be submitted to the County in report, commensurate with the results of the mitigation (e.g., a letter report if negative). Should any cultural resources be encountered within the project area, monitors should be given the authority to temporarily halt or divert work from the location of the discovery in order to assess and evaluate the discovery. In the event that human remains or related cultural material are encountered, Section 15064.5(e) of CEQA requires work to be stopped and the County Coroner notified in accordance with California Health and Safety Code 7050.5

FINDINGS:

An Initial Study and Evaluation of Potential Impacts has been prepared by the Planning Department (attached). Staff finds that the proposed project will **NOT** have a significant adverse impact on the environment for the following reasons:

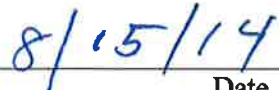
- A. The proposed project is consistent with goals and objectives of the Inyo County General Plan designation of Rural Protection (RP) as 'conditioned' if approved.
- B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance designation of Open Space with a forty acre minimum (OS-40) as 'conditioned' if approved.
- C. Based on the information submitted by the applicant, the project could have the potential to create a significant adverse impact on **AESTHETICS, BIOLOGICAL, CULTURAL, AND HYDROLOGY RESOURCES**. However, with the incorporation of the mitigation measures recommended below, it has been found that the project will not result in a significant adverse impact.
- D. Based upon the environmental evaluation of the proposed project, the Planning Department finds that the project does not have the potential to create a significant adverse impact on flora or fauna; natural, scenic and historic resources; the local economy; public health, safety, and welfare. This constitutes a Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

The 30-day review period for this Negative Declaration expires on **September 16, 2014**. Inyo County is not required to respond to any comments received after this date.

Additional information is available from the Inyo County Planning Department. Please contact Project Planner Cathreen Richards at 760-878-0263, if you have any questions regarding this project.



Josh Hart, AICP
Director, Inyo County Planning Department



Date

INYO COUNTY PLANNING DEPARTMENT

CEQA APPENDIX G: INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside

document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance issues.



Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

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E-Mail: inyoplanning@
Inyocounty.us

INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:** Conditional Use Permit # 2013-03/Southern California Edison
- 2. Lead agency name and address:** Inyo County Planning Department.
- 3. Contact person and phone number:** Cathreen Richards, Senior Planner, (760) 878-0263
- 4. Project location:** Along Highway-168 west of Bishop, CA, on property currently owned by SCE - Assessor Parcel #012-080-15 (Exhibit A: Vicinity Map).
- 5. Project sponsor's name and address:** Southern California Edison (SCE), 2244 Walnut Grove Avenue, Rosemead, Ca 91770.
- 6. General Plan designation:** Rural Protection (RP)
- 7. Zoning:** Open Space with a forty-acre minimum (OS-40)
- 8. Description of project:** The applicant is proposing to build a full service, operations center on property located west of Bishop, CA, on an approximate 7-acre area within an 82-acre parcel and close existing facilities located in the City of Bishop. The project will include: a new office building with a customer service center; a garage, shop, and laydown yard; hazardous material canopy; parking areas for customers, employees, and the service fleet (a total of 99 stalls); and truck parking canopy buildings. The total building area will be 32,555-square-feet and the total developed area of the site will be 291,852-square-feet (Exhibit B: Site Plan). All of the buildings will be constructed from pre-fabricated metal and be one-story in height. The applicant is asking for a fence height variance for up to 8-feet for security and safety. SCE also proposes to construct and operate a helipad on the site and the project will require the installation of two new wells and two new water lines. SCE owns the property on which the proposed project will be sited and currently operates a hydroelectric facility (the Mt. Tom substation) on the site. The parcel has been previously disturbed by the substation operations and there are dirt roads and power lines crossing it on numerous locations. Construction is planned to take place from Fall-2014 through Fall-2015. The new operations center will take the place of two smaller facilities SCE is currently using: a customer service center (office building) on 1.4-acres on Lagoon Street in the City of Bishop and a 2.6-acre Lay Down area, leased from the Los Angeles Department of Water and Power, also on Lagoon Street in the City of Bishop. SCE does not anticipate that there will be an increase in activities that would exceed what is currently being handled by the existing facilities.
- 9. Surrounding land uses and setting:** The proposed project is located alongside Highway-168, west of Bishop California. Highway-168 runs west from the City of Bishop to Lake Sabrina and offers views of the

Sierra Nevada and a high desert landscape. Most of the surrounding area is vacant with a Community College located just to the west of the project. The project site currently has a hydroelectric substation located on it (Mt. Tom Substation) as well as dirt roads and utility lines. The substation will remain on the property.

Location:	Use:	Gen. Plan Designation	Zoning
Site	Hydro-electric substation	Rural Protection (RP)	Open Space with a forty acre minimum (OS-40)
North	Highway-168 and vacant land	Natural Resource (NR)	Open Space with a forty acre minimum (OS-40)
East	Vacant land	Natural Resource (NR)	Open Space with a forty acre minimum (OS-40)
South	Vacant land	Rural Protection (RP)	Open Space with a forty acre minimum (OS-40)
West	Vacant land	Natural Resource (NR)	Open Space with a forty acre minimum (OS-40)

10. Other public agencies whose approval is required: California Department of Transportation, California Department of Fish and Wildlife, Lahonton Regional Water Quality Board, Great Basin Unified Air Pollution Control District, Army Corp of Engineers, Inyo County Environmental Health Department, Inyo County Public Works Department, the Inyo Local Agency Formation Commission.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics Resources	<input type="checkbox"/> Agriculture & Forestry	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" 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"/> Greenhouse Gas Emissions	<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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 measures 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.



8/15/14

Date

Inyo County Planning Department

INYO COUNTY PLANNING DEPARTMENT ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?
The location of the proposed service center could impact the views from Highway-168 to the sierra. The proposed project, however, is located between areas that are already developed and would essentially fill in part of the gap. To the east there is residential and commercial development along Highway-168, to the west is Cerro Coso Community College. The proposed project has a low profile (one story) that matches both the residential and commercial development to the east and the Community College to the west. To ensure that the project does not have a negative impact on the scenic views from the highway, the applicant will be required to use a color pallet that blends with the surrounding landscape and to plant trees as appropriate to screen it. The proper use of color and screening will serve as mitigation for the project.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
The location of the proposed service center is located alongside a State Scenic Highway (Highway 168) and has the potential to impact scenic vistas from it. The proposed project has low profile (one story) that matches both the residential and commercial development to the east and the Community College to the west. To ensure that the project does not have a negative impact on the scenic views from the highway, the applicant will be required to use a color pallet that blends with the surrounding landscape and to plant trees as appropriate to screen it. The proper use of color and screening will serve as mitigation for the project.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?
The site of the proposed project and its immediate surroundings will not degrade the existing visual character or quality of the site as it currently houses a hydro-electric facility and there are power lines running across it.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
The proposed project includes nighttime operations that would require lighting and night time lighting of the grounds for safety and security. Implementation of the County's light requirements per General Plan Policy VIS-1.6 'Control of Light and Glare' will be required and will reduce the potential impact from the project's lighting to a level of less than significant.

II. AGRICULTURE AND FOREST RESOURCES: 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including The Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology Provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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? <i>No, the location of the proposed project is not on farmland and will not convert an agriculture use to a non-agricultural use.</i>	<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? <i>No, the location of the proposed project is not on land that is zoned for agricultural use; there are no Williamson Act Contracts in Inyo County.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))? <i>No, the location of the proposed project does not include forest land or timber land.</i>	<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? <i>No, the location of the proposed project does not include forest land.</i>	<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? <i>No, the location of the proposed project does not include farm or forest land.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY: 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. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? <i>No. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approx. 60-miles from the project site. As a result of this distance, the project will not increase PM10 pollutants over existing levels, and the project will have a less than significant impact on PM10 levels. The applicant will also be subject to the Great Basin Unified Air Pollution Control District and County building and safety regulations regarding dust mitigation during construction.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>No. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approx. 60-miles from the project site. As a result of this distance, the project will not increase PM10 pollutants over existing levels, and the project will have a less than significant impact on PM10 levels. There could be reduced air quality during construction, but</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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these air quality changes would be temporary in nature and not significant. The applicant would also be subject to Great Basin Unified Air Pollution Control District County building and safety regulations regarding dust mitigation during construction.

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)?

No. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approx. 60-miles from the project site. As a result of this distance, the project will not increase PM10 pollutants over existing levels, and the project will have a less than significant impact on PM10 levels. The applicant would also be subject to Great Basin Unified Air Pollution Control District County building and safety regulations regarding dust mitigation during construction.

d) Expose sensitive receptors to substantial pollutant concentrations?

No, the proposed project is a utility service center that will not create or expose sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

No, the proposed project is a utility service center that will not create objectionable odors.

IV. BIOLOGICAL RESOURCES: Would the project:

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?

A Biological Technical Report was prepared for the project (DUDEK, June 2014), for the full report please see: <http://inyoplanning.org/projects.htm>.

The results of this report and mitigation measures have been incorporated herein.

A special status vegetation community (Spiny hop sage) was observed within the greater project area and in the vicinity during a field survey conducted by the applicant. Although the project would result in direct and permanent impacts to an approximate 7-acre area of spiny hop sage habitat, it is not locally rare and the impacts are small relative to the extent that this vegetation community exists in the area (less than 1-percent would be affected). A weed abatement and control plan will be required of the applicant prior to the issuance of any grading permits to serve as mitigation for the project resulting in impacts associated with the introduction of invasive weeds to less than significant.

The few-flowered eriastrum, a special status plant species, was also observed during the applicant's survey of the project area and the crowned muilla (also a special status species) has a moderate potential to occur within the project area (it was not observed during the applicants survey). The project will not result in direct impacts to the few-flowered eriastrum, nor the crowned muilla, however, as they are both considered locally widespread and secure within their range; and therefore, potential direct and indirect impacts to these special status species would be less than significant.

There are eight special status wildlife species that have moderate to high potential to occur on site (all of these species are either birds or bats), and one special status wildlife species with moderate potential to occur within the project area (white-tailed jackrabbit). These species have the potential to forage within the project area; however, no nesting or roosting habitats for these species is present and no individuals were sighted during the survey. To ensure that potential impacts to these species are addressed mitigation measures include: within 7 days of 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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 period when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur.

Although the project area is within the northwestern portion of the Western Mojave Recovery Unit of the Desert Tortoise, no suitable burrows for desert tortoise were observed in the project area during the survey. Also, the closest occurrence record for this species is located approximately 72-miles south of the project area. This species is not expected to occur on the site. To ensure that potential impacts to any of the species addressed in the technical report are addressed, mitigation measures include: No more than 72 hours prior to the start of construction activities, the project applicant shall conduct a pre-construction biological survey for special-status species determined to have potential to occur in within the Project Area (including desert tortoise). If special-status species are detected during pre-construction surveys, appropriate mitigation plans will be prepared by a qualified biologist. Additionally, a biological monitor will be present periodically during construction to ensure that impacts to special-status species do not occur and disturbance boundaries are respected.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

The project area includes about 1-acre of jurisdictional waters that would be impacted by the proposed project. These impacts could include to biological resources, including habitat loss or conversion from erosion, sedimentation and hydro-modification. The applicant will be required to obtain permits from the appropriate agencies as part of their project approval. To ensure that potential impacts to jurisdictional waters are addressed the project applicant shall provide evidence that all required regulatory permits have been obtained or are not required by the regulatory agencies. Required permits may include the U.S. Army Corps of Engineers Section 404 of the Clean Water Act, CDFW Section 1600 Streambed Alteration Agreement, and Regional Water Quality Control Board Section 401 certification. Regulatory permit applications would demonstrate that adequate avoidance, minimization, and if deemed necessary by the agencies, compensatory mitigation, have been provided to reduce adverse impacts to downstream biological resources. Adequate avoidance and minimization measures may include incorporation of storm-water management facilities to minimize increases in storm-water discharge rates (preferably minimizing losses to private land in Inyo County).

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?
No, the project area does not include wetlands.

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 native wildlife nursery sites?
No, the project will not impede wildlife from passing through the project area, no nesting or other nursery sites were found during the applicant's survey (Please see <http://inyoplanning.org/projects.htm>, Biological Technical Report (DUDEK, June 2014).

c) Conflict with any local policies or ordinances protecting biological resources, such as a tree

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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preservation policy or ordinance?

No, the County's General Plan Policies regarding Biological Resources are being met by the applicant.

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"/>
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No, the project area is not included within any such plans.

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A Cultural Resources Survey and Evaluation Report was prepared for the project (DUDEK, July 2014-confidential). The results of this report and mitigation measures have been incorporated herein.

There is a site in the project area that was determined to be eligible for California Register of Historic Resources (CRHR). This area is not located within the project's footprint, however. Historic refuse scatters have also been found in the project area, but again, outside of the project footprint. Since there is the potential for additional cultural resources to be found on the site based on what has been found previously, mitigation measures to ensure that potential impacts to potential resources are addressed include: a qualified archaeologist (Project Archaeologist) be retained to implement a limited cultural mitigation program. An archaeological monitor and Native American monitor will be present during the initial disturbances of native soil with potential to contain cultural deposits. Cultural resource monitoring may be reduced from initial full-time monitoring to periodic spot checks, or discontinued if appropriate, once the Project Archaeologist determines that there is little or no risk to encounter cultural material. Results of this cultural monitoring program should be submitted to the County in a report, commensurate with the results of the mitigation (e.g., a letter report if negative). Should any cultural resources be encountered within the project area, monitors should be given the authority to temporarily halt or divert work from the location of the discovery in order to assess and evaluate the discovery. In the event that human remains or related cultural material are encountered, Section 15064.5(e) of CEQA requires work to be stopped and the County Coroner notified in accordance with California Health and Safety Code 7050.5

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Although, no archaeological resources have been formally recorded at the site, nor were any identified during the applicant's survey, the area has been historically mapped with camps/villages, irrigation ditches and gathering areas. Due to this previous mapping, there is the potential that archaeological resources may be found on the site. To ensure that potential impacts to potential resources are addressed mitigation measures have been included. Please see 5(a) above.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No, although no paleontological resources have been found on the site the area has been historically mapped with camps/villages, irrigation ditches and gathering areas. Due to this previous mapping, there is the potential that paleontological resources may be found on the site. To ensure that potential impacts to potential resources are addressed mitigation measures have been included. Please see 5(a)(b) above.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No, Please see 5(a)(b)(c) above.

VI. GEOLOGY AND SOILS: Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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. <i>No, the project area is not located within an Alquist-Priolo Earthquake Fault Zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? <i>Ground shaking may occur anywhere in the region, due to numerous earthquake faults, regardless of whether the project site is within an identified Alquist-Priolo zone or not. However, the Uniform Building Code insures that future structures shall constructed to required seismic standards (Level IV) in order to withstand such shaking, and so this potential impact is considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? <i>No the project area is not within an area of soils know to be subject to liquefaction.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? <i>No, the project area is not subject to landslides.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <i>No, Development on the project site is required to conform to all drainage, grading, and "Best Management Practice (BMP) requirements as set forth by the Inyo County Public Works Department, Inyo County of Inyo Environmental Health Services Department, and other associated regulatory agencies. As a result of this regulation, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? <i>No, the project is not located on a geologic unit or soil that is considered unstable.</i>	<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? <i>No, the project is not located on a geologic unit or soil that is considered expansive.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? <i>No, the project location is capable of adequately supporting the necessary septic system. The applicant also will be required to obtain permits from the County Environmental Health Department for a waste water disposal system. As a result of these requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS:

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <i>No, the project will not impose more use intensity than is currently conducted by the applicant on the existing sites that will be subsequently closed and therefore, will not result in greenhouse gas emissions, directly or indirectly that will have an impact on the environment.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? <i>No, the proposed project will not conflict with any such plan, policy or regulation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? <i>No, although the project does include the maintenance of service vehicles and the storage of fluids and equipment for this maintenance as well as utility line infrastructure and associated fluids (transformers containing mineral oil) the applicant will be required to obtain permits from the County Environmental Health Department regarding the storage and disposal of hazardous materials used in these operations that will result in potential impacts to be considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>No, although the project does include the maintenance of service vehicles and the storage of fluids and equipment for this maintenance as well as utility line infrastructure and associated fluids (transformers containing mineral oil) the applicant will be required to obtain permits from the County Environmental Health Department regarding the storage and disposal of hazardous materials used in these operations that will result in potential impacts to be considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>No, the project is not located within one-quarter mile of a school.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>No, the project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 result in a safety hazard for people residing or working in the project area? <i>No, although the proposed project includes the use of helicopters for patrolling utility lines the helicopters would be used on an average of once a week. The helicopter operations are regulated by State and Federal Laws. Due to the infrequency and distance to the nearest populated area the potential impacts are considered less than significant. Additionally, the project is not located within an area included in an airport landuse plan, nor is it within two miles of an airport.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) 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? <i>No, the project is not located within the vicinity of a private airstrip.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>No, the project is located on property that is adjacent to a State Highway and does not provide access through it for emergency vehicles; therefore, it will not physically interfere with an adopted emergency plan or emergency evacuation plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h) 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? <i>No, the proposed project location is located in a State Responsibility Area for fire protection and the project applicant will be required to comply with the wildland/urban interface fire protection requirements, California Fire Code and current building code requirements for fire suppression. The applicant will be also working with the Bishop Rural Fire District to provide fire protection services to the property. Based on these regulations and requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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IX. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements? <i>No, the applicant will be required to obtain permits from the County Environmental Health Department for a waste water disposal system. As a result of these requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)? <i>No, the proposed project location is not within a community water system, therefore it will be necessary for the applicant to develop wells and water storage systems for both potable water and water for fire suppression. The applicant has already tested the site for potable water and found that there is available potable water on the site. The applicant will be working on an agreement with the Community College, located to the west, to share potable water with them and, in turn, use the college's fire suppression water storage facility. The applicant is working with the County Environmental Health Department and the college on a 'shared water' agreement and will be required to obtain permits from the County Environmental Health Department that must comply with the State of California Well standards to construct wells on the property, as a result of these requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially alter the existing drainage pattern of the site or 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? <i>No, the applicant will be required to contain and treat of storm-water runoff prior to construction, as a result of these requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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? <i>No, the applicant will be required to contain and treat of storm-water runoff prior to construction, as a result of these requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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? <i>No, the applicant will be required to provide a plan showing how they will contain and treat of storm-water runoff prior to construction, as a result of these requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? <i>No, the applicant will be required to obtain permits from the County Environmental Health Department for both well development and wastewater disposal, as a result of these requirements, potential impacts are considered less than significant.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? <i>No, the project does not include housing, nor is it in 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.</i>	<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? <i>No, the project is not within a 100-year flood hazard area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? <i>No, the proposed project is not in an area subject to flooding due to the failure of a levee or dam.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? <i>No, the proposed project is not in an area subject to seiches, tsunamis, or mudflows.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community? <i>No, the project location is outside the community of Bishop and removed from any residential development.</i>	<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? <i>No, the project if approved as conditioned, will not conflict with any applicable land use plans, policies or regulations.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>No, the project area is not included in an applicable conservation plan or natural community plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. MINERAL RESOURCES: Would the project:

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? <i>No, the project location is not within an area with known mineral resources.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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? <i>No, the project location is not within a known mineral resource recovery site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. NOISE: Would the project result in the:

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"/>
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A Noise Study and Memorandum was prepared for the project (DUDEK, July 2014), for the full memorandum please see: <http://inyoplanning.org/projects.htm>. The results of the noise study are incorporated within.

No, although the applicants proposed operations include the use of helicopters for patrolling utility lines. The helicopters would be used on an average of once a week, due to the infrequency and distance to the nearest sensitive receptors the potential impacts are considered less than significant.

The project proposal also includes a maintenance garage. The garage's operations are proposed for 3:00 p.m. to 12:00 a.m. Monday-Thursday and 12:00 p.m. to 9:00 p.m. on Fridays. The estimated noise levels from the maintenance garage's operations are below ambient noise levels and would not be audible within the class rooms or offices of the Community College the nearest noise sensitive land use.

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"/>
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No, although the applicants proposed operations include the use of helicopters for patrolling utility lines. The helicopters would be used on an average of once a week, due to the infrequency and distance to the nearest sensitive receptors the potential impacts are considered less than significant.

The project proposal also includes a maintenance garage. The garage's operations are proposed for 3:00 p.m. to 12:00 a.m. Monday-Thursday and 12:00 p.m. to 9:00 p.m. on Fridays. The estimated noise levels from the maintenance garage's operations are below ambient noise levels and would not be audible within the class rooms or offices of the Community College the nearest noise sensitive land use.

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"/>
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No, please see XII(a) above.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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No, please see XII(a) above.

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"/>
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No, the project location is not within two-miles of and airport or included in an airport land use plan.

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"/>
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No, the project location is not within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <i>No, the proposed project is a utility service center that does not include new housing or infrastructure improvements that would stimulate population growth in the area.</i>	<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? <i>No, the proposed project is a utility service center that does not include the displacement of existing housing.</i>	<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? <i>No, the proposed project is a utility service center that does not include the displacement of people.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES: Would the project:

a) 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:

Fire protection?
No, the applicant will be required to comply with the wildland/urban interface fire protection requirements, California Fire Code and current building code requirements for fire suppression. The applicant is also working with the Bishop Rural Fire District to provide fire protection services. Based on these regulations and requirements, potential impacts are considered less than significant.

Police protection?
No, the project location is within the jurisdiction of the Inyo County Sherriff Department and will not cause significant impacts that would affect acceptable service ratios.

Schools?
No, the proposed project is a utility service center that will not increase the number of school aged children in the area.

Parks?
No, the proposed project is a utility service center that will not increase the need for park and recreation opportunities in the area.

Other public facilities?
No, the proposed project is a utility service center that will not increase the need for 'other' public facilities.

XV. RECREATION: Would the project:

a) 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?
No, the proposed project is a utility service center that will not increase the use of park and recreation opportunities in the area such that substantial physical deterioration of existing facilities would occur or be accelerated.

b) Does the project include recreational facilities or

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No, the proposed project is a utility service center that does not include recreational facilities.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

A Traffic Study and Memorandum was prepared for the project (DUDEK, July 2014), for the full memorandum please see: <http://inyoplanning.org/projects.htm>. The results of the traffic study are incorporated within.

The proposed project is located along State Highway-168. It and Ed Powers Road, a two-lane rural road were evaluated by the applicant. State Highway-168 will require the appropriate encroachment permits from the California Department of Transportation, as well. Both roadways were evaluated for Level of Service Standards (LOS) for both the construction period and on-going operations. The project in both the construction phase and on-going operations meet the County's General Plan policy Roads and highways (RH) 1.4 Level of Service of "C" on all roadways in the County. Neither road is identified by the County as a bicycle route and the operations at the service center will not impact the local transit service to the Community College located to the southwest.

b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No, please see XVI (a) above.

c) 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?

No, although the proposed project includes the use of helicopters for patrolling utility lines. The proposed project site is about 5.5-miles from the nearest airport and the helicopters would be used on an average of once a week. Due to the infrequency of flights and the distance to the nearest airport the potential impacts are considered less than significant.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No, the project will not require major design changes to the roadway or intersections and will not conflict with incompatible uses in the area.

e) Result in inadequate emergency access?

No, the project is located off of State Highway-168. It will not impede emergency access to either the site or to the surrounding area.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No, please see XVI (a) above.

XVII. UTILITIES AND SERVICE SYSTEMS --

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>Would the project:</p> <p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>No, the applicant will be required to obtain permits from the County Environmental Health Department for a waste water disposal system. As a result of these requirements, potential impacts are considered less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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? <i>No, the applicant will be required to obtain permits from the County Environmental Health Department for both new water and a waste water disposal system. As a result of these requirements, potential impacts are considered less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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? <i>No, the applicant will be required to provide project information regarding the containment and/or treatment of storm-water runoff prior to construction, as a result of these requirements, potential impacts are considered less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>Yes, the applicant has evaluated the project site for potable water sources and found that there is sufficient on-site water availability to serve the project. The applicant is also working with the neighboring community college to share potable water with them in exchange for fire suppression water and storage. The applicant will be required to obtain permits from the County Environmental Health Department that must comply with the State of California Well standards to construct wells on the property.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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? <i>No, the proposed project will not be serviced by a wastewater treatment facility.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <i>Yes, the project is served by a county landfill that has the capacity to accommodate the project's solid waste disposal needs.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste? <i>Yes, the applicant will be required to comply with federal, state and local statutes and regulations related to solid waste.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Based on the information submitted by the applicant, the project could have the potential to create a significant adverse impact on biological and cultural resources. However, with the incorporation of the mitigation measures recommended herein, it has been found that the project will not result in a significant adverse impact.

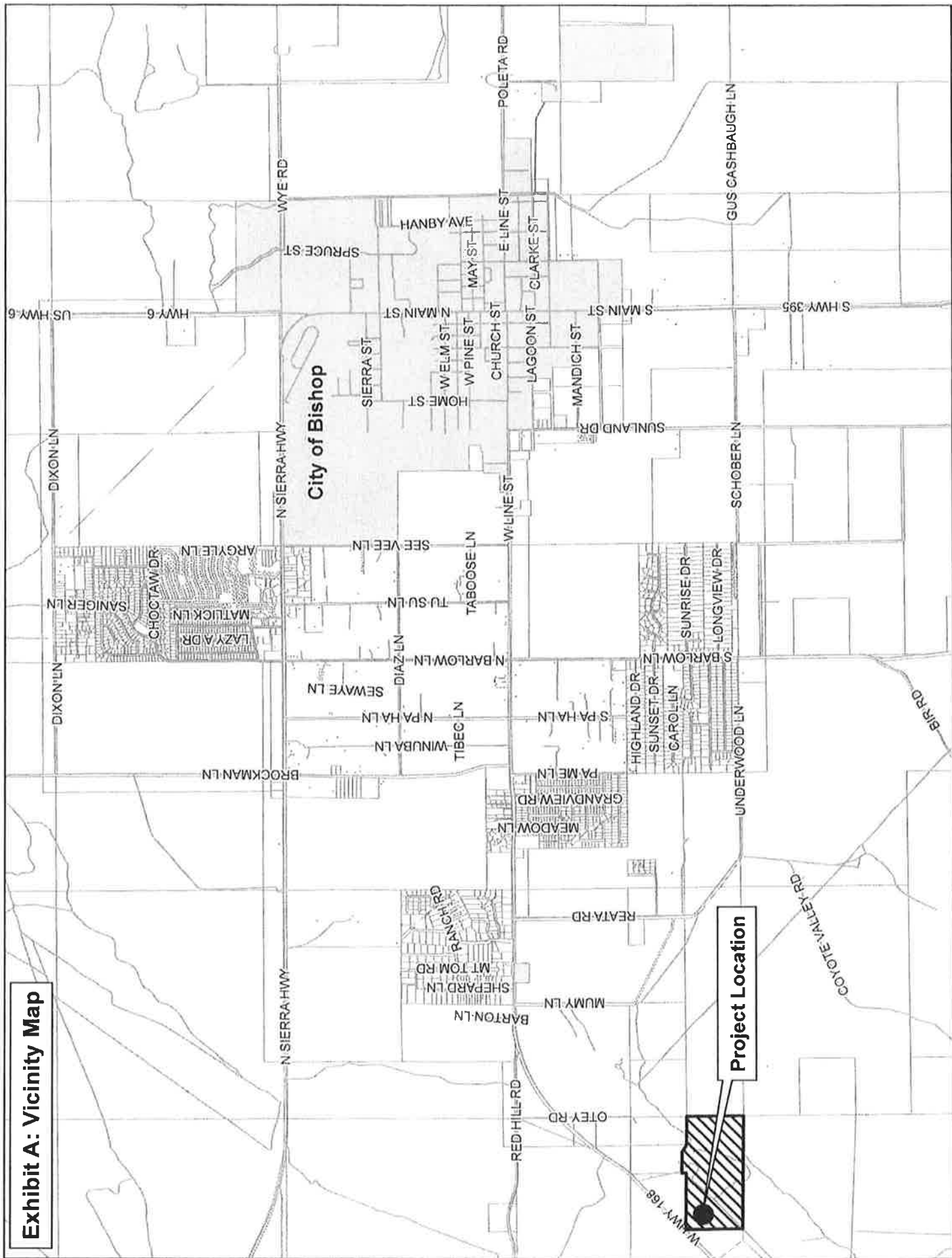
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No, the project is a utility service center that will replace two existing facilities, therefore no cumulative effects will occur due to increased activity from the new service center. Also in the immediate vicinity Southern California Edison has a project proposal to replace the 'conductors' on existing utility poles and replace one wood and one lattice steel pole. This project should be completed before the Service Center Project begins and would not create cumulative effects since there will be no disturbance (it is a replacement project) from it in the vicinity; other projects in the vicinity are limited to two small subdivisions, these do not included development and therefore will not create disturbances that could cause cumulative effects. Regional plans in the vicinity include "Adventure Trails of the Eastern Sierra Program" this is a plan for Off Highway Vehicle shared use roads. Ed Powers Road, located in the vicinity is one of the routes being evaluated in the plan. The plan does not include development at this time. If Ed Powers Road is identified in the plan as a shared use route, it, along with the traffic anticipated from the service center, would not cause incremental effects in connection with the service center. The Level of Service standard for Ed Powers Road is well within the County's standards and will not be reduced to an unacceptable level based on increased traffic from the new service center.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

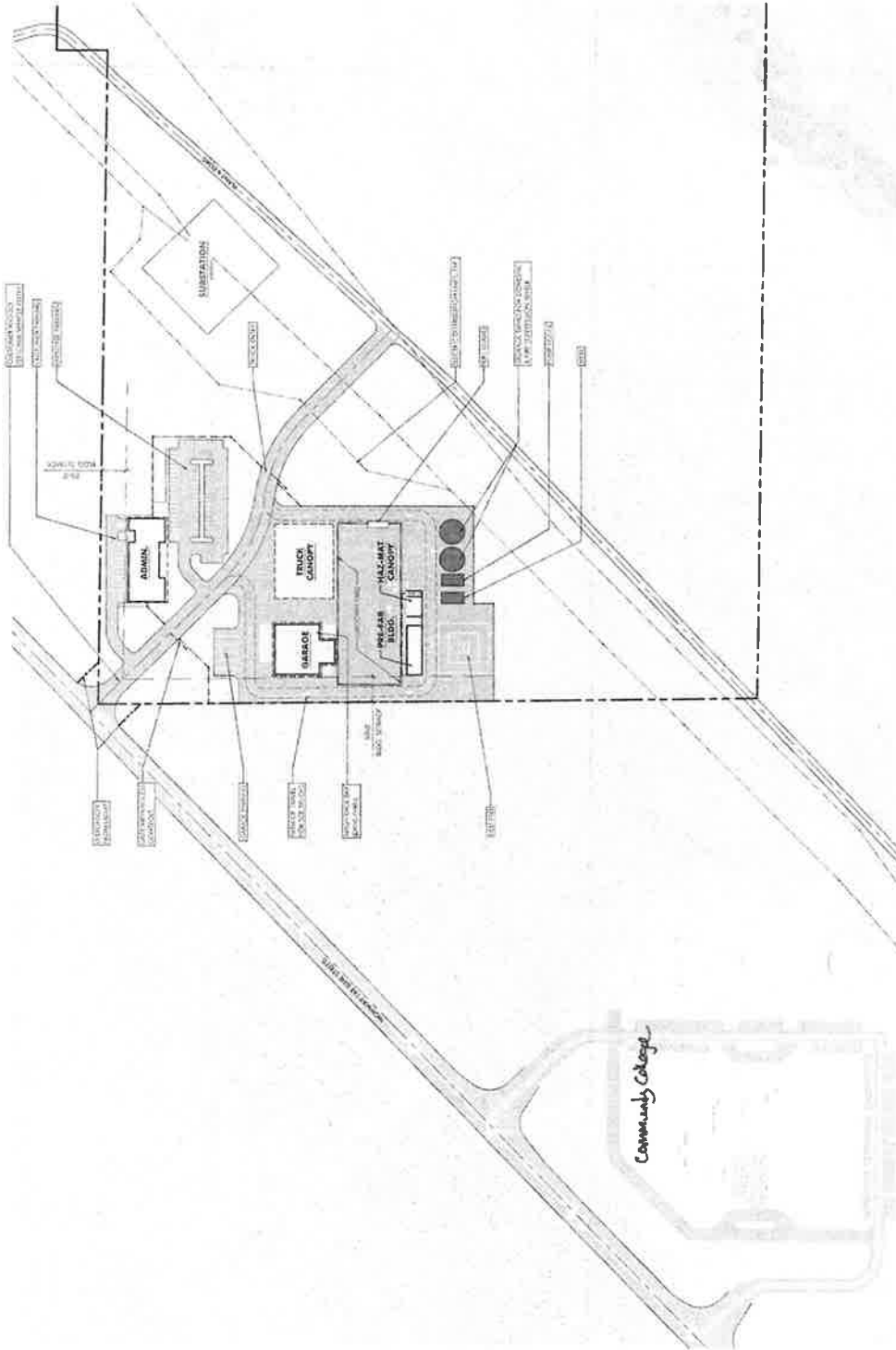
No, although the applicants proposed operations includes the use of helicopters for patrolling utility lines. The helicopters would be used on an average of once a week, and due to the infrequency of use and the distance to the nearest sensitive receptors the potential impacts are considered less than significant. The applicant is also proposing to store hazardous materials on the site. These materials include: common fluids that will be required as part of the vehicle fleet such as motor oil, and fuels; and stored utility infrastructure that can include mineral oils. All hazardous material stored on the site will require permits from the County's Environmental Health Department and therefore are considered less than significant.

Exhibit A: Vicinity Map



Project Location

Exhibit B: Site Plan



EXISTING SITE TABULATIONS:

ITEM	AREA (SQ. FT.)
SITE AREA TABULATIONS:	7,742.5
TOTAL EXISTING IMPROVED SITE AREA:	7,742.5
BUILDING AREA:	
EXISTING BUILDING	1,000.0
PROPOSED NEW BUILDING	3,000.0
PROPOSED IMPROVED SITE AREA	4,000.0
TOTAL PROPOSED BUILDING AREA:	4,000.0
PARKING TABULATIONS:	
EXISTING PARKING SPACES	25
PROPOSED PARKING SPACES	100
TOTAL PROPOSED PARKING SPACES	125
TOTAL EXISTING IMPROVED SITE AREA:	7,742.5
TOTAL PROPOSED IMPROVED SITE AREA:	11,742.5



SCALE: 1" = 100'-0"

OPTION A: PROPOSED SITE PLAN

SOUTHERN CALIFORNIA
EDISON
 EDISON INTERNATIONAL Company

Bishop Service Center
 FEASIBILITY STUDY

A1

JULY 24, 2013



EDISON INTERNATIONAL