CITY OF BISHOP

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www.ca-bishop.us/CityofBishopPublicWorks.htm

(Proposed) NEGATIVE DECLARATION

DATE: October 19, 2007

PROJECT TITLE: Test Well for Bishop Well 3

PROJECT APPLICANT: Bishop Public Works

PROJECT CONTACT PERSON: Dave Grah

ADDRESS: City of Bishop
377 West Line Street
Bishop, CA 93515

TELEPHONE: (760) 873-8458

PROJECT LOCATION: City-owned parcel at southeast corner of Sunland Avenue and West South Street (an un-constructed County Road), Bishop, California 93515, County of Inyo, State of California

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PROJECT DESCRIPTION: The City of Bishop Department of Public Works is proposing the drilling of a test well on a 2-acre city-owned parcel to determine the suitability of the site for a municipal well. The test well is to be used as a monitoring well should the site be deemed acceptable for a municipal well and should a municipal well subsequently be drilled elsewhere on the site. The new municipal well would be known as Well 3. Therefore, the proposed project is known as Test Well for Bishop Well 3. Although the parcel was purchased by the City in 1923, annexed to the City in 1965, and always assumed to be for public purposes, there is no record that it was ever officially zoned as such. Therefore, the City is also proposing to zone the currently un-zoned parcel (P) Public with the next update of the Zoning Map.

FINDING

On the basis of the initial study on file in the Current Public Works Office:

__X__The proposed project COULD NOT have a significant effect on the environment.

_____The proposed project COULD have a significant effect on the environment, however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.

_____The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Completed by: Michael L. Page, AICP
Title: Principal Environmental Planner
Date: 10/19/07

Determination Approved:
Title:
Date:

PUBLIC COMMENT PERIOD: October 19 - November 19
COMMENTS RECEIVED ON DRAFT: _____ Yes _____ No
INITIAL STUDY REVISED: _____ Yes _____ No

The review period for this Draft Negative Declaration expires November 19, 2007. The City of Bishop is not required to respond to any comments received after this date.

_____ _____
Richard F. Pucci Date
City Administrator/Planning Director

Attachments: Initial Study, including exhibits and Environmental Checklist Form

Initial Study
Test Well for Bishop Well 3
City of Bishop,
Inyo County, CA

Lead Agency:

City of Bishop
Department of Public Works
377 West Line Street
Bishop, CA 93514
Phone Number
Contact: Mr. David Grah, Director
(760) 873-8458

Prepared by:

Tierra Environmental Services
9915 Businesspark Avenue, Suite C
San Diego, CA 92131
Contact: Michael L. Page, AICP
(858) 578-9064

October 18, 2007

SECTION 1
INTRODUCTION

1.1 PURPOSE

The proposed project is the drilling of a test well on an approximately 2-acre City of Bishop-owned parcel on Sunland Avenue and the act of officially zoning the parcel (P) Public. The purpose of the proposed Test Well for Bishop Well 3 Project (proposed project) is to evaluate the suitability of the site for the construction of a municipal water well and to gather information on which to base the detailed design of a production well elsewhere on the site should the results of the evaluation be positive. The proposed test well would subsequently be used as a monitoring well for Bishop Well 3 if the site proves suitable for the drilling of a municipal well and a municipal well is constructed. Although the parcel was purchased by the City in 1923, annexed to the City in 1965, and always assumed to be for public purposes, there is no record that it was ever officially zoned as such. Therefore, the proposed (P) Public zoning designation will be shown on the next update of the Zoning Map of the City of Bishop and will correct a long-standing omission regarding allowed land uses on the property.

1.2 PROJECT LOCATION

The project area is in the NE ¼ of the NE ¼ of Section 7, T.7S, R.33E, Mount Diablo Baseline and Meridian (MDB&M), in the southwestern portion of the City of Bishop, California (Figures 1 and 2). The project site is located on the east side of Sunland Avenue (a County Road) at the southeast corner of the right-of-way for West South Street (an un-constructed County Road). The West South Street easement is located a short distance north of Mandich Street. Figure 3 shows the Test Well for Bishop Well 3 project site and surrounding public and private lands.

1.3 PROJECT DESCRIPTION

The proposed project consists of the drilling of a 6-inch to 8-inch diameter test well to a depth of approximately 1,000 feet on the 2-acre Sunland Avenue property. The test well may be located anywhere on the 2-acre site, with the exception of the areas occupied by large cottonwood trees. City Engineers, with the assistance of the selected well driller, will select the exact location of the test well based on criteria such as accessibility, distance to existing utilities, and possible future uses of the project site by the City for a production well. In addition to the test well, a 15-foot wide gravel access road may be constructed from Sunland Avenue to the test well site if the existing ground proves to be too soft for the well drilling

rig. Temporary fencing, such as portable six-foot tall chain link sections, may be used to protect the test well site and equipment during the drilling and testing. Drilling and testing would take 3-4 weeks and would be completed by July 2008. Project impacts would be limited to the construction of the access road, drilling of the test well, and disposal of drill spoils, and discharge of groundwater during well testing. The area of disturbance for the test well would be an area approximately 50 feet by 100 feet (5,000 square feet or approximately 0.1 acre). The access road could be up to 300 feet, but would likely be shorter. The City is also proposing to zone the currently un-zoned parcel (P) Public with the next update of the Zoning Map of the City of Bishop.

1.4 PROJECT PROPONENT

City of Bishop
Department of Public Works
377 West Line Street
Bishop, California 93514
Telephone: 760-873-8458
Contact: David B. Grah, Director of Public Works

1.5 INTENDED USES OF THIS DOCUMENT

The City of Bishop will use this Environmental Initial Study to identify any potential environmental constraints associated with the proposed drilling of a test well and (P) Public zoning designation on the subject approximately 2-acre parcel and to solicit input regarding the project from agencies and the general public. This Environmental Initial Study will also be used in support of a Negative Declaration when considering the approval of the construction of the test well on the project site. The environmental, geological, hydrological, and other engineering data gathered from the test well project will subsequently be used to determine the opportunities and constraints associated with the construction of a municipal water well and connection of that well to the City of Bishop's water system.

1.6 ENVIRONMENTAL SETTING

The City of Bishop is located in Inyo County at the northern end of Owens Valley. The City covers and area of approximately 1.8 square miles and has a population of approximately 3,575 (U.S. Census 2000). The population is expected to remain relatively steady as the City is surrounded by Native American and public lands. The Owens River, which is located east of the City of Bishop, flows to the south down the valley. City is surrounded by the Sierra Nevada mountain range to the west and the White Mountains to the east. Numerous creeks and streams from the Sierra Nevada Mountains drain into the Owens River. The surface water is from rainfall, snowmelt, and springs. The groundwater is close to the surface

throughout the Owens Valley and is typically less than 10 feet below the surface in the Bishop area.

The Test Well for Bishop Well 3 project site consists of fenced pasturelands that contain non-native grasslands and several large cottonwood trees. Residential development on private lands is located to the north while undeveloped pasture is located to the south, east, and west on public lands. The project site is owned by and under the jurisdiction of the City of Bishop, but is not contiguous with the rest of the City, which is located a short distance to the north and east. The project site is nearly level at an elevation of approximately 4,167 feet with a very slight grade to the east. Several large trees are located on the project site, primarily near the perimeter of the property.

1.7 GENERAL PLAN DESIGNATION

The project site is located on land that was acquired by the City in 1923 and annexed to the City in 1965. Because the parcel is not contiguous with the rest of the City and was purchased for public use it was always assumed to be zoned (P) Public. However, a search of City records indicates that an official zoning designation was never made. Also, although the parcel is shown on the Zoning Map of the City of Bishop as being within City boundaries (but not contiguous) it does not show a zoning designation. Therefore, the City intends to officially zone the property (P) – Public District and include it as such on the Zoning Map of the City of Bishop the next time the map is updated. Public Districts are created to apply to land that is owned by a government agency and that is in some form of public use, including open space, parks, schools, and other public buildings and facilities. Municipal water facilities are an appropriate use of lands designated as Public Districts.

SECTION 2
ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Aesthetics *Would the project:*				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
2. Agriculture 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.* *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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐
3. 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?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
4. 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?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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 wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

5. Cultural Resources *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
6. 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:				
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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

7. 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?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located within one-quarter mile of a facility that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste?	☐	☐	☐	☒
e) Be located on a site of a current or former hazardous waste disposal site or solid waste disposal site unless wastes have been removed from the former disposal site; or 2) that could release a hazardous substance as identified by the State Department of Health Services in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	☐	☐	☐	☒
f) Be located on land that is, or can be made, sufficiently free of hazardous materials so as to be suitable for development and use as a school?	☐	☐	☐	☒
g) 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?	☐	☐	☐	☒
h) 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
j) 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?	☐	☐	☐	☒

8. Hydrology and Water Quality *Would the project:*				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
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?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
9. Land Use and Planning *Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☐	☐	☒
10. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
11. Noise *Would the project result in:*				
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?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
12. Population and Housing *Would the project:*				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

13. Public Services *Would the project 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:*				
a) Fire Protection?	☐	☐	☐	☒
b) Police Protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒
14. Recreation				
a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒
15. Transportation/Traffic *Would the project:*				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
16. Utilities and Service Systems *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
17. Mandatory Findings of Significance				
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?	☐	☐	☐	☒
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.)	☐	☐	☐	☒
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Environmental Factors That Could Result in a Potentially Significant Impact		
The environmental factors listed below are not checked because the proposed project would not result in a "potentially significant impact" as indicated by the preceding checklist and supported by substantial evidence provided in this document.		
☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Services Systems	☐ Mandatory Findings of Significance	

Environmental Determination

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 measure 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.

Signed _____ Date _____

Michael L. Page, AICP
Principal Environmental Planner
Tierra Environmental Services

SECTION 3
DISCUSSION OF ENVIRONMENTAL EVALUATION

1. AESTHETICS

The project site consists of pasturelands that support large trees, primarily around the perimeter. No trees would be removed for the proposed project, which would disturb an area approximately 50 feet by 100 feet, or approximately 0.1 acre. An aboveground portion of the test well could include a small structure as much as several feet in dimension. A temporary 6-foot high chain link fence may be erected around the test well site for security during drilling and testing, which would be completed in 3-4 weeks. A permanent dirt/gravel access road would be established to the test well from a gate on Sunland Avenue. Gravel would be placed along the access route only if necessary to prevent the drill rig from becoming stuck. The test well would not be highly visible and would be consistent with the rural surroundings. The access road would be consistent with other dirt and gravel driveways and roads in the project area. The (P) Public zoning would limit future development of the project site to public facilities. Any future public facilities proposed for the site would be subject to environmental review.

2. AGRICULTURAL RESOURCES

The project site is currently used as pastureland. The site does not contain Prime Farmland and is not under a Williamson Act Contract to be preserved as farmland. The current agricultural use would be allowed to continue following installation of the test well, although the test well would be fenced to prevent animals and unauthorized human intrusion.

3. AIR QUALITY

Air Quality within the City of Bishop and surrounding Inyo County is monitored and regulated by the Great Basin Unified Air Pollution Control District. Inyo County is listed as attainment (i.e., within allowable limits) for the following criteria pollutants: ozone; carbon monoxide; nitrogen dioxide; sulfur dioxide; sulfates; hydrogen sulfide; and vinyl chloride. Inyo County is listed as non-attainment for the state standard for PM-10 air emissions, which include chemical emissions and other inhalable particulate matter with an aerodynamic diameter of less than 10 microns.

The project does not propose any use or construction technique that will result in substantial ground disturbance or other sources of dust (PM-10). In addition, a water truck would be used to wet down the access road and drilling area if site conditions were dry and dusty during the project. Air quality impacts would be limited to the emissions from the drill rig and any trucks and automobiles associated with the well drilling operation. These impacts would last approximately 14 days. The short duration of the proposed work combined with existing regulations regarding motor vehicle fuels and emissions would result in potential air quality impacts being well below any state or federal significance criteria. The project does not propose any use or construction technique that would result in odors that would be considered objectionable by the general public.

4. BIOLOGICAL RESOURCES

Chris Nordby, Tierra Environmental Services Principal Biologist, conducted a survey of biological resources on the project site and adjacent public lands September 6-7, 2007. Prior to the field survey, Mr. Nordby searched the California Natural Diversity Database (CNDDB) for the Bishop 7.5 Minute U.S. Quadrangle. No critical habitat or special status species, sensitive species or species of concern were identified within the proposed project area. The vegetation on the project site is non-native grasslands that within a fenced pasture. The pasture is dominated by Bermuda Grass (Distichlis spicata). Other plant species include showy milkweed (*Asclepias speciosa*), Russian thistle (*Salsola tragus*), yellow rabbitbrush (*Chrysothamnus viscidiflorus*), and sunflower (*Helianthus petiolaris* ssp. *petiolaris*). Several large cottonwood trees (*Populus fremontii*) are found near the perimeter of the site. Figure 4 provides an aerial photo showing the biological resources on the project site while Figures 5-7 provide photographs of the project site taken from Sunland Avenue. There are no biological restrictions regarding the placement of the test well, although the large trees would be avoided. Well drilling is proposed for the fall, avoiding the nesting season for bird species that nest and/or forage on the project site. Impacts would be limited to approximately 0.1 acre of non-native pasturelands. For these reasons, potential impacts to biological resources would not be significant.

The City of Bishop General Plan Area does not currently include any habitat, natural community**,** or other conservation plans. No conflicts are expected to occur.

5. CULTURAL RESOURCES

Patrick McGinnis, Tierra Environmental Services Senior Archaeologist, conducted a survey for cultural resources on September 13-15, 2007. Prior to the field survey, Mr. McGinnis conducted a record search at the Eastern Information Center at the University of California, Riverside. The record search indicated that 28 surveys have been conducted on properties within one mile of the project site, but that no surveys of the project site had been conducted. In addition, a search of the National Register of Historic Places and the Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility (ADOE) and Historic Property Data File (HPD) were negative. No cultural resources were found on the project site during the field survey. Therefore, no impacts to cultural resources are anticipated.

6. GEOLOGY AND SOILS

The purpose of the proposed test well project is to evaluate the suitability of the project site for a municipal water well. Geology and soils are an important consideration in the evaluation of site hydrology. A search of the Natural Resources Conservation Service (NRCS) soil survey for soils within the project area indicated that the soils consist of Dehy loam, 0 to two percent slopes. Dehy loam is not considered to be an expansive soil and is suitable for the drilling of wells. The Bishop Area is located in seismic Zone 4. The project area is not an Alquist-Priolo Special Studies Zone. No special measures are required to address potential seismic activity in the area when drilling the test well. Spoils from the drilling operation would be contained on the project site within the approximately 0.1-acre disturbance area. Geology and soils issues would not be significant.

7. HAZARDS AND HAZARDOUS MATERIALS

The drilling of the test well would not pose any significant hazard to the public or the environment. Well drilling would involve the short-term use of hazardous materials such as diesel fuel, grease, etc. associated with the drill rig and associated support vehicles. Refueling and equipment maintenance would be done off-site or within a contained area so as to avoid soil contamination on the project site. No long-term use of hazardous materials is foreseeable as a result of the project. Hazards and hazardous materials would not be significant.

8. HYDROLOGY AND WATER QUALITY

The project site is nearly level and the potential for erosion is low. The proposed project would not have an adverse effect on the site hydrology as the test well would be used for testing and monitoring only. It is noted that during testing the well could produce between 1,000 and 2,000 gallons per minute (gpm). Muddy water and other drill spoils would be pumped into contained areas for settling prior to the release of the clear water. Clear water from the settling area and subsequent clear water pumped directly from the test well would be discharged on the ground where it would be able to percolate back into the ground. Several ditches flow from west to east near the project site. Excess surface water not absorbed into the ground would flow to the east through these ditches towards the Owens River. The quality of the groundwater would be expected to be better than or equal to the surface water. The well driller would employ Best Management Practices (BMPs) for the containment of spoils. The BMPs may include such measures as the use of silt curtains around the spoils pile and plastic tarps over the spoils to avoid silt and sand from being washed into the ditches by rainfall or pumped water. Therefore, there would not be a significant impact to water quality. Hydrology and water quality impacts would be less than significant.

9. LAND USE AND PLANNING

The project site is owned by the City of Bishop and is included within the City's jurisdictional boundaries, although it is not contiguous with the rest of the City. The project site is proposed for a (P) Public District zoning designation. The construction of the Test Well for Bishop Well 3 would be consistent with the public ownership and proposed (P) Public District zoning. The official designation of the site as (P) Public District will occur during the next update of the Zoning Map of the City of Bishop and need not occur prior to the drilling of the test well. The test well would also be consistent with the existing use of the project site as pasturelands and with adjacent residential use. Land use and planning impacts would be less than significant.

10. MINERAL RESOURCES

No mineral resources are known to exist on the project site. The project would impact approximately 0.1 acre, much of which would be short-term. Impacts to mineral resources would not be significant.

11. NOISE

The proposed project would result in temporary noise associated with the drill rig and associated construction trucks and automobiles. Construction would be limited to 7:00 a.m. – 7:00 p.m. The noise would not be excessive. The short-term nature of the noise, distance to the closest residence, and the limited amount of equipment needed to drill the test well indicate that noise impacts would be less than significant.

12. POPULATION AND HOUSING

There is no housing located on the project site and none is proposed. The proposed project would not require or encourage an increase in population or the construction of housing. The (P) Public zoning designation would not change the existing or potential future development of housing on the project site, which has been owned by the City since 1923. The (P) Public designation allows for residential development only if it is associated with a public use, such as a caretakers residence. No such residential development is proposed. There would not be any impacts to population or housing.

13. PUBLIC SERVICES

The proposed project would contribute to the City of Bishop's domestic water public service and would not require any other public services. Therefore there would not be any negative impact to existing public services.

14. RECREATION

The project site is pastureland and is not used for recreation. The proposed project would not increase the use of existing recreation areas or facilities and would not require the construction of new recreation facilities. Therefore, the proposed project could not have an impact on recreation.

15. TRANSPORTATION/TRAFFIC

The proposed project would require a drill rig and several supporting light trucks and automobiles over a period of several weeks. Traffic on the surrounding roadways is typically light. The drill rig would be driven to the site as the start of the drilling operation and would be driven away once the drilling is complete. Construction traffic would not have a

measurable impact on local traffic volumes or patterns. Transportation and traffic impacts would not be significant.

16. UTILITIES AND SERVICE SYSTEMS

The proposed project is intended to ultimately benefit the City of Bishop's municipal water system. Electricity would be required for the well pump. This would require a short power line from Sunland Avenue, along the western site boundary. No other public utilities or service systems would be required to serve the proposed project. Impacts to utilities and service systems would be less than significant.

17. MANDATORY FINDINGS OF SIGNIFICANCE

Project impacts would be mostly short-term and minor. Impacts would be limited to approximately 0.1 acre of fenced pastureland on City-owned land a short distance southwest of the city limits and residential development. The proposed project would not cause any potential impacts to the environment that could result in a mandatory finding of significance.

SECTION 4
REFERENCES

Bishop, City of

2007 Website – http://www.ca-bishop.us/PublicWorks/CityofBishopPublicWorks.htm

1993 General Plan

2006 Zoning Map, November 30

MACTEC Engineering and Consulting, Inc.

2006 MacIver Street Improvement Project Initial Study. December.

Nolte Associates

2006 Water Master Plan, Progress Draft, October

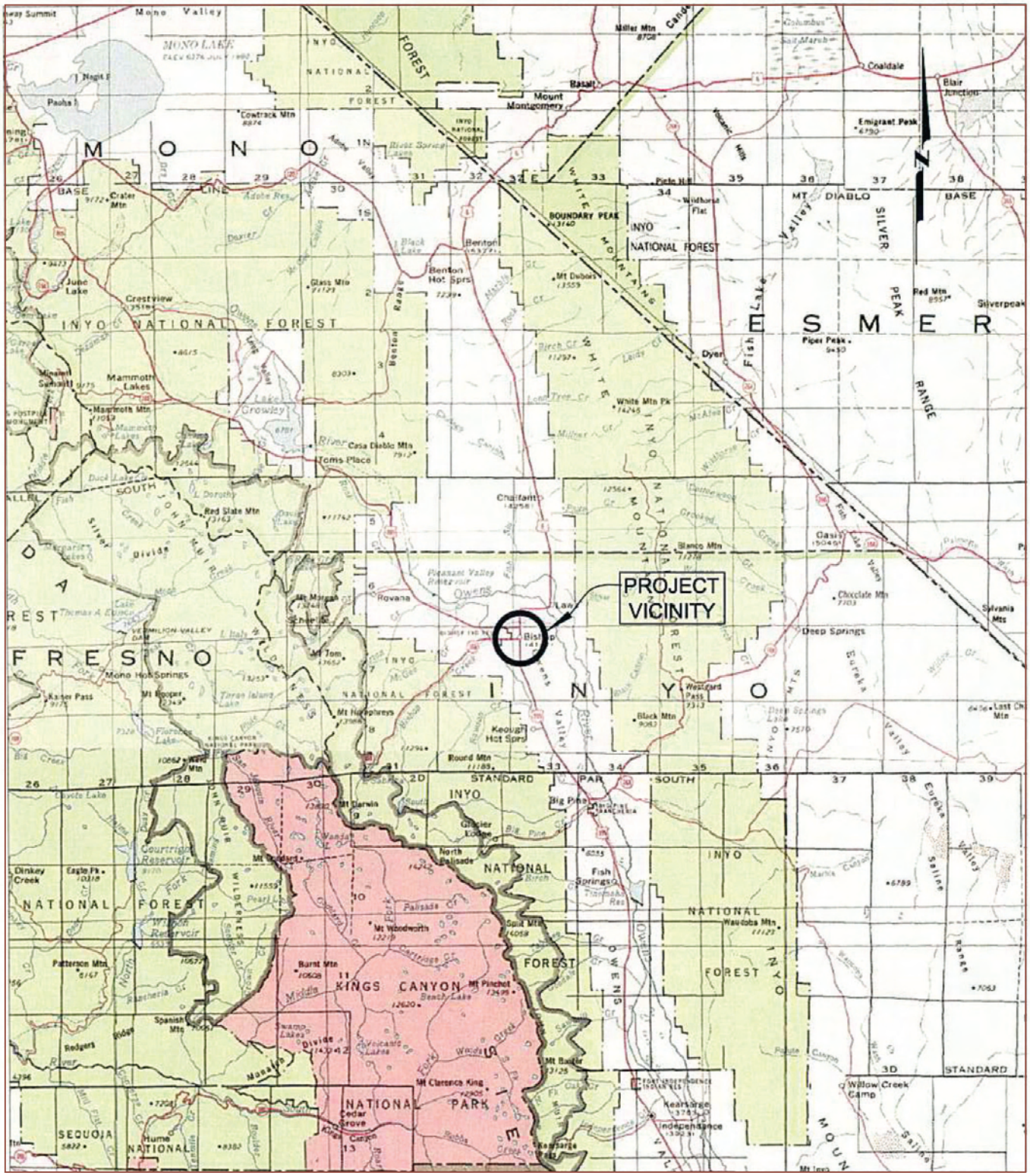
Tierra Environmental Services

2007a Biological Resources Technical Report

2007b Cultural Resources Technical Report

USGS

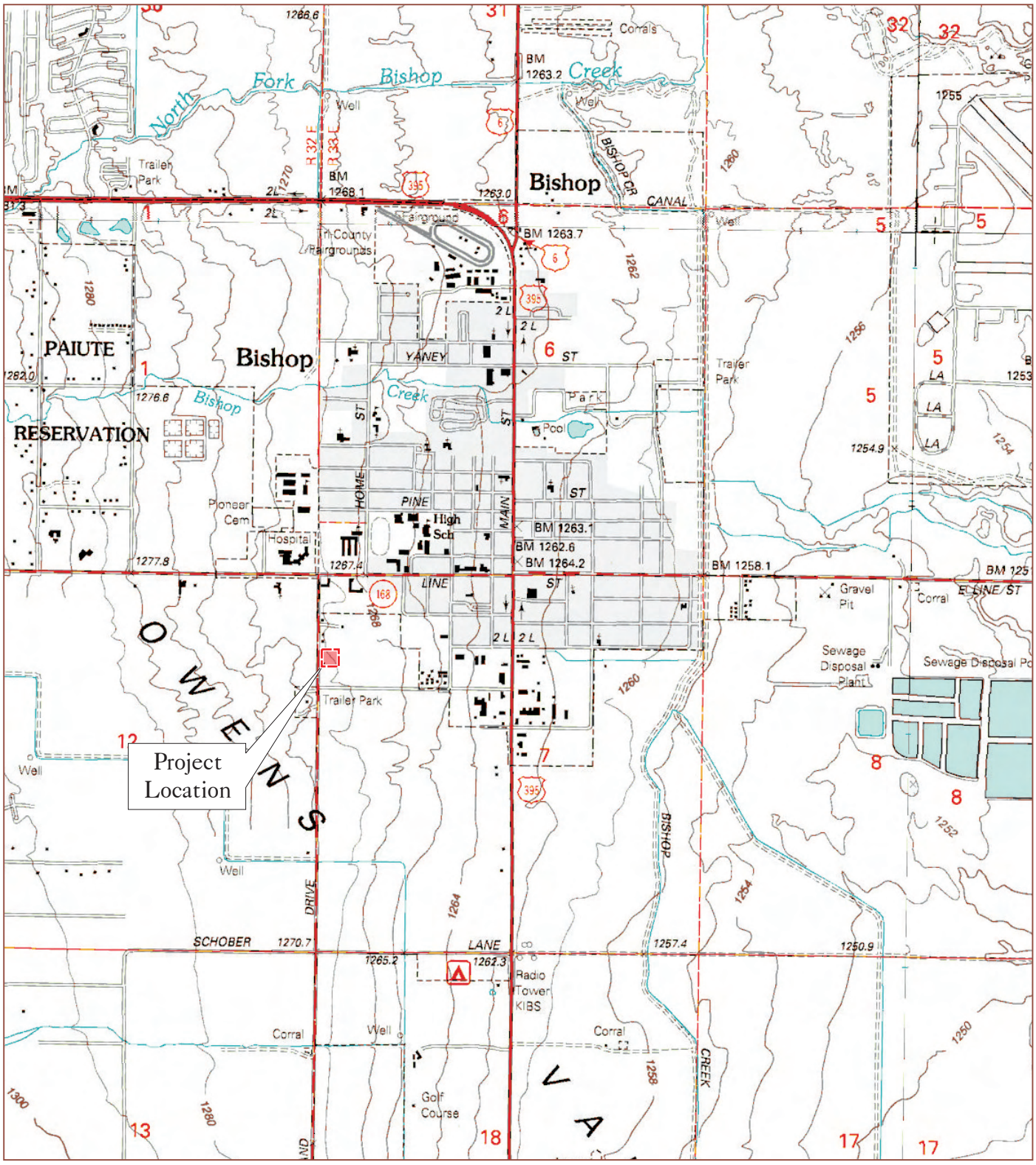
Bishop Topographic Map



Source: USGS 1:500K

Figure 1
Project Location Map

TIERRA
ENVIRONMENTAL SERVICES



Source: USGS 7.5´Quadrangles - Portions of: Bishop, Fish Slough, Laws and Poleta Canyon

Figure 2
Project Vicinity Map

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F E E T

TIERRA
ENVIRONMENTAL SERVICES

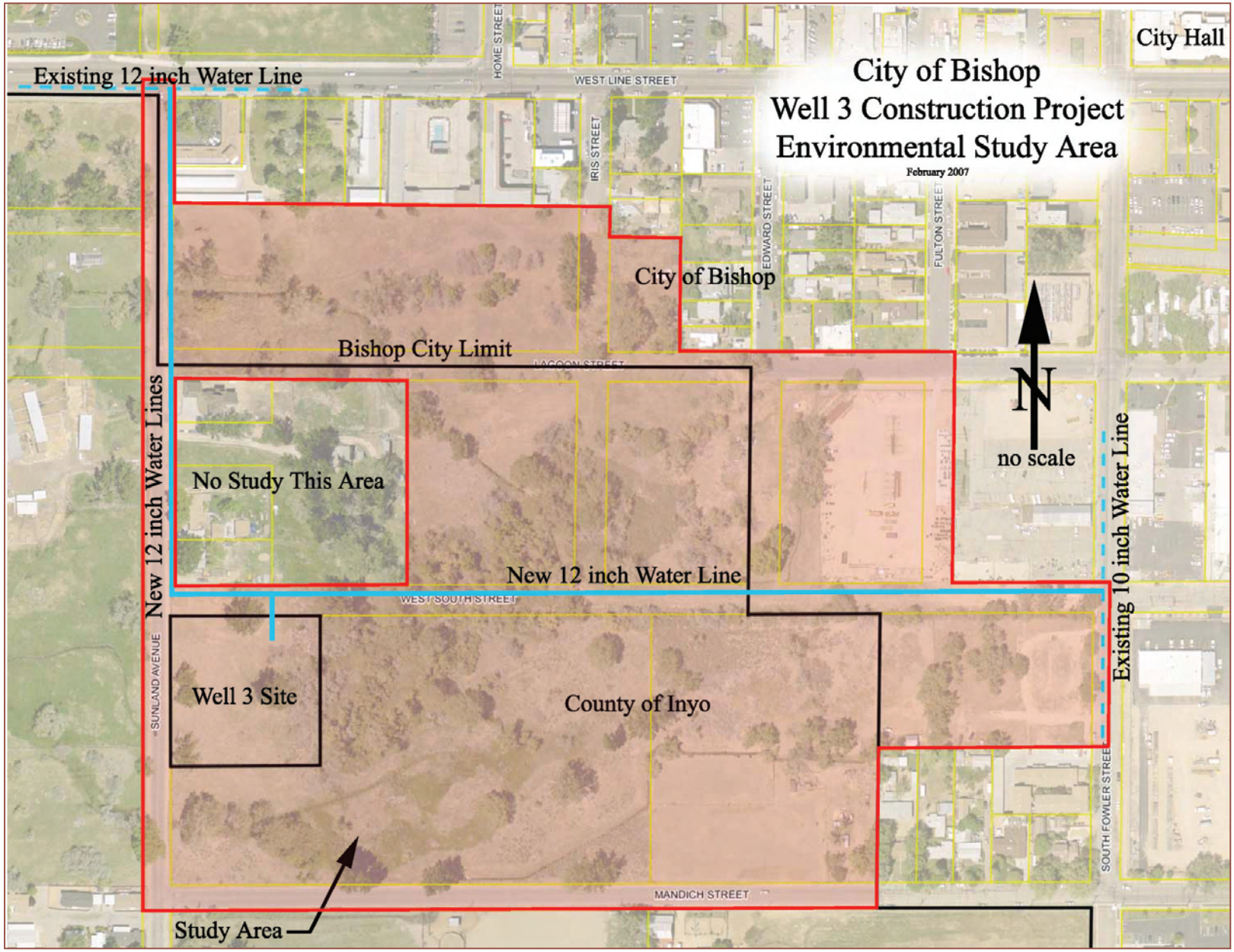

Figure 3
Aerial Photo of Project Site and Adjacent Properties

Figure 4
Biological Resources Map

N
NO SCALE

TIERRA
ENVIRONMENTAL SERVICES

Figure 5

View of Test Well for Bishop Well 3Project Site looking northeast from Sunland Avenue

Figure 6

Close-up view of northeastern portion ofTest Well for Bishop Well 3Project Site looking northeast from Sunland Avenue

Figure 7
View of Test Well for Bishop Well 3 Project Site looking east from Sunland Avenue