



Agenda Item: 11.B
Date of Meeting: May 12, 2025
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **Agreement with LADWP and Consultant Task Orders for Environmental and Transportation Review – Bishop Training Facility and Construction Yard Project**

Prepared On: May 7, 2025

Attachments: Agreement with LADWP_Training Facility
COB TO for Transportation Study Peer Review
Helix_Peer review of the Initial Study
Bishop Training Facility and Construction Yard

Background/History:

LADWP has submitted applications for a Zone Change and General Plan Amendment to support the proposed development of a training facility and construction yard on approximately 44.9 acres located at Wye Road and U.S. Highway 6. The facility will include indoor and outdoor training areas, administrative buildings, warehouses, workshops, and other support infrastructure.

Due to the rezoning and General Plan amendment, a full review under the California Environmental Quality Act (CEQA) is required. LADWP will prepare the draft Initial Study (IS), and the City of Bishop will review the study and act as the Lead Agency.

Analysis/Discussion:

AGREEMENT FOR PAYMENT OF COSTS

The agreement between the **City of Bishop and LADWP**, dated **June 1, 2025**, ensures LADWP will fund all costs associated with City and consultant review services. Key terms include:

- **Initial Deposit:** \$88,000 from LADWP to cover costs of staff time, legal review, consultant fees, and administrative overhead.
- **City Responsibilities:**

- Act as CEQA Lead Agency
- Hire consultants to review the Initial Study, transportation studies
- Conduct Planning Commission hearing
- Lead tribal consultation
- **LADWP Responsibilities:**
 - Provide technical studies and CEQA documents
 - Make revisions based on City and consultant feedback

CONSULTANT TASK ORDERS

1. HELIX Environmental Planning, Inc. (City's on-call consultants)

Total Not-to-Exceed Cost: \$35,500

Scope of Services:

- Peer review of the Initial Study (IS/MND)
 - Attendance at up to five coordination meetings with City, LADWP, and stakeholders
 - Support for CEQA tribal consultation (AB 52)
- ### **2. Eastern Sierra Engineering (ESE) / LSC Transportation Consultants (City's on-call consultants)**

Total Not-to-Exceed Cost: \$9,383

Scope of Services:

- Peer review of the LADWP Transportation Assessment
- Two coordination meetings with City staff (kick-off and post-review)
- Evaluation of trip generation, vehicle miles traveled (VMT), site access, and consistency with CEQA transportation guidelines

Economic Impacts:

n/a

Budget Impacts:

none

Legal Review:

Attorney Russell A. Hildebrand has approved the item.

Recommended Action:

Approve the Agreement for Payment of Costs between the City of Bishop and the Los Angeles Department of Water and Power (LADWP) for environmental review related to the proposed Bishop Training Facility and Construction Yard Project.

Authorize staff to execute Task Orders with HELIX Environmental Planning, Inc. and Eastern Sierra Engineering (ESE) for peer review services as outlined below.

Approved By: Russell A. Hildebrand 05/07/25

Approved By: Ethan Aukee 5/7/2025

Approved By: Deston Dishion 5/7/25

Approved By: