Bishop Chamber of Commerce and Visitor Center Rehabilitation Project

Categorical Exemption Documentation

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1.0 INTRODUCTION

This document serves as the technical documentation of an environmental analysis performed by HELIX Environmental Planning, Inc. (HELIX) for the proposed Bishop Chamber of Commerce and Visitor Center Rehabilitation Project ("project") located at 690 N. Main Street in the City of Bishop (City). A structural condition assessment was conducted in September 2025 for the Bishop Chamber of Commerce and Visitor Center building ("subject building"), which found that the subject building is in poor condition and is nearing the end of its service life due to numerous structural deficiencies (Wood Rodgers 2025). The concrete footings supporting the southern addition are located within the bank of the South Fork Bishop Creek, several of which have become exposed as a result of bank erosion, rendering this portion of the building unoccupiable.

Depending on the availability of future funding, the project would involve either the full demolition of the subject building, or the partial demolition of the southern addition and rehabilitation of the remaining A-frame structure. If full demolition is determined to be the most feasible option, it is unlikely that the subject building would be reconstructed. However, if adequate funding is available, the subject building would be reconstructed on a developed area within the boundary of the Bishop City Park. The intent of this analysis is to document the proposed project's eligibility for a Categorical Exemption (CE) under Class 1 – Existing Facilities, and Class 32 – In-fill Development Projects, pursuant to Sections 15301 and 15332 the California Environmental Quality Act (CEQA) Guidelines. This document has been prepared by HELIX Environmental Planning, Inc. (HELIX) on behalf of the City of Bishop as the CEQA lead agency for the proposed project.

A Class 1 CE under CEQA Guidelines Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. Full demolition of the subject building (and no reconstruction), or partial demolition and rehabilitation of the subject building would be qualified as a Class 1 CE. Full demolition and reconstruction of the subject building on a developed area within the Bishop City park would be considered an in-fill project and would be qualified as a Class 32 CE. A Class 32 CE under CEQA Guidelines Section 15332 consists of projects characterized as in-fill development meeting the criteria described as follows:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c. The project site has no value as habitat for endangered, rare, or threatened species.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.

However, even where a project qualifies for a categorical exemption, the CEQA lead agency may not rely on it if any of the exceptions to the categorical exemptions set forth in the CEQA Guidelines Section

15300.2(a) through (f) apply. This document provides an explanation for each of the exceptions as to why the exceptions would not apply to the proposed project.

1.1 PROJECT BACKGROUND

The Bishop Chamber of Commerce was established in 1912 as a civic and business organization intended to promote economic development and public infrastructure improvements in the City and the broader Owens Valley region. Over time, the organization also played a role in promoting tourism and regional visitation associated with the eastern Sierra Nevada, reflecting Bishop's position as a gateway community for travelers and outdoor recreation. The Bishop Chamber of Commerce currently operates as a nonprofit 501(c)(6) membership organization governed by a volunteer board of directors and managed by professional staff. Its activities include promoting tourism, advocating for regional businesses, providing educational services to member businesses, and operating visitor information services that assist travelers and provide information about local businesses, events, and recreation opportunities (Bishop Chamber of Commerce 2026).

The Bishop Chamber of Commerce constructed the existing A-frame building as a combined visitors center and office space in 1970. A Structural Condition Assessment (SCA) Report was prepared by Wood Rodgers, Inc. in September 2025 for the subject building. The purpose of the SCA was to evaluate the existing conditions of the subject building due to safety concerns about the building's integrity. The SCA concluded that overall condition of the subject building is poor and is nearing the end of its service life due to numerous structural deficiencies (Wood Rodgers 2025). Due to these structural safety concerns, the City of Bishop made a decision requiring the chamber to vacate its offices and visitor center at 690 N. Main Street. Operations were relocated to the Bishop Information Center located at 218 S. Main Street, which has been serving as the new location since the subject building was vacated in 2025.

2.0 PROJECT LOCATION AND EXISTING CONDITIONS

2.1 LOCATION AND SETTING

The subject building is located at 690 N. Main Street (U.S. Highway 395) in the City of Bishop, Inyo County, California. Regionally, the City of Bishop is located in the Eastern Sierra, situated in the northern end of the Owens Valley in the Mojave Desert. The project is situated in the central area of the City immediately east of N. Main Street. The project is located on a relatively flat area with elevations ranging from 4,140 to 4,146 feet above mean sea level (amsl). See Figure 1 for the regional location and Figure 2 for an aerial image of the subject building's location (Note: All figures are located in Appendix A to this document).

The subject building is located on a portion of two parcels identified as Assessor's Parcel Numbers (APNs) 001-030-07 and -10 and is situated in the northwest corner of the Bishop City Park. The Bishop City Park comprises roughly 53 acres, of which 35 acres are developed (City 1993). Land uses surrounding the subject building include drive-through fast food restaurants and a parking lot to the north, baseball fields and parking lots to the east, a playground to the south, and N. Main Street and other commercial uses to the west. The South Fork Bishop Creek runs immediately south of the subject building.

If adequate funding is available, the subject building would be reconstructed within the Bishop City Park boundary. The exact location is currently unknown and would be determined at a later date based on

factors such as final project design, funding, or other potential constraints. However, the location of this potential site would be limited to developed areas within the park, such as within the paved parking lot and/or right-of-way (ROW) of Park Street. As previously mentioned, more than 35 acres of the park are developed and have been previously mass graded, and are currently landscaped with ornamental vegetation. The developed areas of the park are regularly maintained, mowed, and disturbed. If reconstructed, the building would be sited to avoid sensitive resources, including the South Fork Bishop Creek.

2.2 EXISTING CONDITIONS

The subject building is located within the Bishop City Park and is bordered by a paved parking lot, sidewalks, and ornamental landscaping to the north, east, and west sides of the building. The original A-frame portion of the subject building is approximately 896 square feet. Subsequent additions include an approximately 1,344-square-foot southern addition and an approximately 36-square-foot eastern addition, resulting in a total building area of approximately 2,276 square feet. The South Fork Bishop Creek runs immediately south of the subject building and exhibits a well-defined bed and bank, with heavily eroded banksides and bank undercuts with exposed roots. The South Fork Bishop Creek exhibits a well-defined "ordinary high-water mark" (OHWM). Several concrete footings for the southern addition of the building are located within the OHWM of the South Fork Bishop Creek, several of which have become exposed due to bank erosion.

2.3 GENERAL PLAN LAND USE AND ZONING

The subject building is located on portions of APNs 001-030-07 and -10, both of which are designated Parks and Open Space in the City of Bishop General Plan (General Plan) and are zoned Open Space (O-S). In addition, the remaining parcels within the Bishop City Park (APNs 001-030-10, 008-010-42, and 008-130-10), where the subject building could potentially be reconstructed, are also zoned O-S and have a land use designation of Parks and Open Space.

Section V(D)(2) in Chapter 3, Land Use, of the General Plan provides the following description for the general nature and intensity of land uses permitted on the Parks and Open Space land use designation:

> *This land use category identifies the active and passive recreational facilities in the City of Bishop. Existing City parks are included in this category, as well as the riparian corridors which LADWP utilizes for drainage maintenance, that meander through Bishop. These areas are intended for the preservation of the natural environment as well as the inclusion of usable parkland for recreational purposes (City 1993).*

Per Section 17.72.030 of the Bishop Zoning Ordinance, accessory buildings are permitted by right on the O-S district; in addition, Subsection 17.72.030(B) states that "The planning commission may grant a use permit to such other uses as it deems to be similar to those listed in this section, not obnoxious to the purposes hereinbefore stated, and may prescribe such requirements as it deems necessary or advisable with respect to landscaping, tree removal, access, soil erosion, and related development criteria as are consistent herewith."

3.0 PROJECT DESCRIPTION

3.1 DEMOLITION AND CONSTRUCTION

Depending on the availability of future funding, the project would involve either the full demolition of the subject building, or the partial demolition of the southern addition and rehabilitation of the remaining A-frame structure. If full demolition is determined to be the most feasible option, it is unlikely that the subject building would be reconstructed. However, there is potential for the subject building to be reconstructed on a developed area within the Bishop City Park boundary. The exact location is currently unknown, but would be limited to developed areas of the park and would be sited to avoid sensitive resources, including the South Fork Bishop Creek.

The final project scenario would be determined by the City based on the consideration of potential site constraints and/or constraints identified during the design process, as well as the availability of funding. There is also potential that the project could be implemented in phases as funds become available (i.e., demolition of the entire subject building or just the southern addition in one phase, and rehabilitation or reconstruction of the subject building in a subsequent phase).

For each potential scenario, demolition would be conducted systematically, and materials would be properly exported and disposed of off-site. During demolition of the southern addition, the exposed footings within the OHWM of the South Fork Bishop Creek would be systematically disassembled and removed by hand; power equipment would not be used within the bed and bank of the creek (below the OHWM).

If reconstructed, it is anticipated that the replacement building would be of similar size and scale as the approximately 2,276-square-foot subject building. The replacement building would not exceed two stories and would be a maximum height of 30 feet.

All project construction activities, including demolition, grading, and rehabilitation and/or reconstruction, would occur during daylight hours between 7:00 a.m. and 10:00 p.m. in accordance with Chapter 8.12, Noise Control, of the Bishop Zoning Ordinance.

3.2 OPERATION

If rehabilitated and/or reconstructed, the Chamber of Commerce and Visitor Center building would continue the visitor-serving retail and tourist services previously provided at the subject building. Activities would include promoting tourism, advocating for regional businesses, providing educational services to member businesses, and operating visitor information services that assist travelers and provide information about local businesses, events, and recreation opportunities. The replacement building would be similar in size as the subject building, and would be constructed within the boundary of the Bishop City Park; as such, operation of the project would not result in a substantial change in the scale, intensity, or frequency of services.

If rehabilitation and/or reconstruction of the subject building is determined to not be feasible, the subject building would be fully demolished, and operations would continue out of the Bishop Information Center located at 218 S. Main Street, which has been serving as the new location since the subject building was vacated in 2025.

4.0 CATEGORICAL EXEMPTION EVALUATION

4.1 CLASS 1 – EXISTING FACILITIES

Pursuant to CEQA Guidelines Section 15301, a Class 1 CE under consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. Section 15301 provides a list of the types of "existing facilities" that may fall within a Class 1 CE; this list is not intended to be all-inclusive. Specifically, Section 15301(d) applies to the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood. In addition, Section 15301(l)(3) applies to the demolition and removal of an individual small structure, including a store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less.

If the southern addition of the subject building is demolished and the remaining A-frame portion of the building is rehabilitated, CEQA Guidelines Section 15301(d) would be the "existing facilities" type that would apply. Demolition of the southern addition and structural rehabilitation would ensure that the subject building meets current public health and safety standards, including current California Building Code (CBC) standards. Under this scenario, operation of the subject building would not result in a substantial change in the scale, intensity, or frequency of services and would not involve an expansion of use. In addition, the existing conditions of the subject building that constitute potential rehabilitation are not the result of environmental hazards such as earthquakes, landslides, or floods. Therefore, in this scenario, the project would qualify for a Class 1 CE under CEQA Guidelines Section 15301(d).

If rehabilitation and/or reconstruction of the subject building is determined to not be feasible, the subject building would be fully demolished, consistent with the "existing facilities" type provided in CEQA Guidelines Section 15301(l)(3). This scenario would involve the demolition and removal of an approximately 2,276-square-foot building that is used for office and commercial/retail use and is designed to accommodate less than 30 persons. Under this scenario, operations would continue out of the Bishop Information Center located at 218 S. Main Street, which would not result in a substantial change in the scale, intensity, or frequency of services and would not involve an expansion of use. Therefore, in this scenario, the project would qualify for a Class 1 CE under CEQA Guidelines Section 15301(l)(3).

4.2 CLASS 32 – IN-FILL DEVELOPMENT PROJECTS

CEQA Guidelines Section 15332 states that a Class 32 CE consists of projects characterized as in-fill development meeting criteria (a) through (e). Although it is unlikely that the subject building would be reconstructed, there is a possibility that the building could be reconstructed if adequate funding becomes available at a later date. If reconstructed, the building would be located in a developed area of the Bishop City Park. This section of the document provides an explanation for consistency with each of the required criteria for a Class 32 CE under this potential scenario.

Criterion (a) The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The subject building is located on portions of APNs 001-030-07 and -10, both of which are designated Parks and Open Space in the City of Bishop General Plan (General Plan) and are zoned Open Space (O-S). In addition, the remaining parcels within the Bishop City Park (APNs 001-030-10, 008-010-42, and 008-130-10), where the subject building could potentially be reconstructed, are also zoned O-S and have a land use designation of Parks and Open Space.

Section V(D)(2) in Chapter 3, Land Use, of the General Plan provides the following description for the general nature and intensity of land uses permitted on the Parks and Open Space land use designation:

> *This land use category identifies the active and passive recreational facilities in the City of Bishop. Existing City parks are included in this category, as well as the riparian corridors which LADWP utilizes for drainage maintenance, that meander through Bishop. These areas are intended for the preservation of the natural environment as well as the inclusion of usable parkland for recreational purposes (City 1993).*

Per Section 17.72.030 of the Bishop Zoning Ordinance, accessory buildings are permitted by right on the O-S district; in addition, Subsection 17.72.030(B) states that "The planning commission may grant a use permit to such other uses as it deems to be similar to those listed in this section, not obnoxious to the purposes hereinbefore stated, and may prescribe such requirements as it deems necessary or advisable with respect to landscaping, tree removal, access, soil erosion, and related development criteria as are consistent herewith." The potential reconstruction of the subject building would be consistent with the General Plan and Bishop Zoning Ordinance. Therefore, the potential reconstruction of the subject building would meet Criterion 15332(a).

Criterion (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Land uses surrounding the Bishop City Park include drive-through fast food restaurants and a parking lot to the north, residential land uses and a roadway to the east, commercial and residential land uses the south, and N. Main Street and other commercial uses to the west. If reconstructed, the building would be within the City of Bishop city limits, on less than five acres, and would be substantially surrounded by urban uses. Therefore, the potential reconstruction of the subject building would meet Criterion 15332(b).

Criterion (c) The project site has no value as habitat for endangered, rare, or threatened species.

The reconstructed building would be limited to developed areas within the park, such as within the paved parking lot and/or ROW of Park Street. As previously mentioned, more than 35 acres of the park are developed and have been previously mass graded, and are currently landscaped with ornamental vegetation. The developed areas of the park are regularly maintained, mowed, and disturbed. If reconstructed, the building would be sited to avoid sensitive resources, including the South Fork Bishop Creek. Due to the heavily disturbed conditions of the Bishop City Park, urbanized setting, high human presence, there is no potential for the site to provide value as habitat for special-status species.

However, as discussed below in the following paragraphs, standard pre-construction biological surveys would be conducted prior to building reconstruction.

This evaluation must also consider the potential for the existing site of the subject building to contain value for habitat for special-status species, which, if present, could result in adverse effects during demolition of the subject building. An Arborist Inventory and Biological Resources Evaluation (BRE) was prepared by HELIX in June 2026 for the proposed project to determine the presence of potential habitat for special-status species. The BRE is included in Appendix B (HELIX 2026a).

The BRE determined that there is one special-status plant species, broadleaf pondweed (*Stuckenia striata*) with a low potential to occur in the project area based on database queries and desktop review. There is one historical occurrence of this species within one mile of the biological study area from 1926. Broadleaf pondweed is listed as a California Rare Plant Rank (CRPR) of 2B.3 by the California Native Plant Society (CNPS), which indicates that this species is rare in California and requires evaluation for consideration under CEQA, but it is not listed as threatened or endangered at the State or federal level. However, this species tends to prefer shallow water depths, which are not provided in the segment of South Fork Bishop Creek in the project area. Further, this species was not identified during the biological field survey conducted on April 3, 2026. The landscaped areas in and around the biological study area are regularly maintained and mowed, which substantially limits habitat suitability for sensitive biological resources. No other special-status plants have potential to occur. Therefore, due to lack of suitable habitat and only one documented occurrence of this species within one mile of the project within the last century, there is very low potential for this species to be present. As such, the study area does not have value as habitat for special-status plant species.

Two special-status bird species, Cooper's hawk (*Astur cooperii*) and Swainson's hawk (*Buteo swainsoni*) have low potential to nest and/or forage in the project area based on database queries and desktop review; however, there are no documented occurrences of either of these species within one mile of the biological study area. Cooper's hawk is included on the CDFW Watch List, and Swainson's hawk is listed as threatened at the State level. Cooper's hawk primarily nest and forage in woodlands and habitat edges, although this species is also found in large urban parks with urban forests or in isolated trees in industrial strips and parks. Swainson's hawk occur in a variety of open habitats, including expansive grasslands, agricultural areas, and open woodlands. Suitable foraging areas for Swainson's hawk include native grasslands or lightly grazed pastures, alfalfa and other hay crops, idle land, certain grain and row croplands, and ruderal lands, and mature oak and riparian trees are the most used nest trees, typically associated with high-quality foraging habitat. Neither of these species are anticipated to forage in the study area. The study area provides nesting habitat for Cooper's hawk and Swainson's hawk; however, the pastures and woodlands to the east of the Bishop City Park (approximately 0.4-acre east of the study area) provide more suitable habitat for nesting and foraging due to less human activity. Neither of these species were identified during the biological field survey conducted on April 3, 2026. No other special-status birds have potential to occur. Therefore, due to lack of high-quality foraging habitat, the presence of more suitable foraging and nesting habitat to the east of the project, and the lack of documented occurrences of either of these special-status bird species within one mile of the project, there is low potential for these species to be present. As such, the study area would not be considered to have value as habitat for special-status bird species. Nevertheless, if construction activities, including demolition of the subject building, are slated to commence during the nesting season (generally February 1 through August 31), standard pre-construction nesting bird surveys would be conducted prior to the start of any ground disturbance including vegetation clearing, tree removal/trimming, and construction. If nests are identified on or in the areas immediately surrounding the construction area, standard no-disturbance

buffers would be implemented until chicks have successfully fledged and/or the nest is no longer active. During construction, non-breeding adults of these species could readily avoid contact with construction equipment or personnel by moving out of the construction area.

Three special-status bat species, pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and spotted bat (*Euderma maculatum*), have low potential to roost and forage in the project area based on database queries and desktop review; however, there are no documented occurrences for either of these three species within one mile of the biological study area. All three bat species are listed as CDFW Species of Special Concern (SSC). No other special-status mammals have potential to occur. Suitable roosting habitat for these three special-status bat species could be provided in the subject building and trees within the study area. In addition, moderate amounts of insects were observed in the study area during the biological field surveys, which could provide a source of food for these species. However, the study area is an urban park, surrounded by development and high levels of human activity, which constitutes an existing high level of disturbance for potential roosting sites due to existing noise and light pollution. As such, there is low potential for special-status bat species to utilize the subject building and adjacent trees for roosting. In addition, none of these species were identified during the biological field survey conducted on April 3, 2026, and there was no evidence of roosting bats (guano, urine stains, culled insects). No other special-status mammal species have potential to occur. Therefore, due to high levels of human activity, noise, and light pollution which minimize the potential for these special-status bat species to occur, as well as lack of documented occurrences of these species within one mile of the project, there is low potential for these species to be present. As such, the study area would not be considered to have value as habitat for special-status mammal species. Nevertheless, standard pre-construction roosting bat surveys would be conducted prior to the start of any ground disturbance, as well as demolition and construction. If suitable roosts are identified on or in the areas immediately surrounding the construction area, standard no-disturbance buffers would be implemented until the roost is no longer active. During tree trimming/removal, trees would be removed in two steps over two days, including branch removal on the first day and removal of the remaining portion of the tree the following day.

One special-status fish species, Owens sucker (*Catostomus fumeiventris*), has potential to pass through the South Fork Bishop Creek, which runs immediately south of the subject building. Owens sucker is considered secure with low concern, but is retained on CDFW's list of SSC because of its limited geographic range. This species inhabits streams and lakes throughout the Owens River watershed and is the dominant species in many pools and ponds. Owens sucker is widespread and common throughout the Owens River system, including Bishop Creek, Rock Creek, Convict Lake, and Crowley Lake. This species is primarily found in cool water streams where it is found in long reaches with few riffles or rapids and a fine substrate, and often in off-channel pools. The segment of the South Fork Bishop Creek does not contain riffles, has larger cobbles along the banksides and fine substrates through the center of the creek bed which provide marginal habitat; however, the creek does not contain gravel patches along the bankside, lowering the potential for Owens sucker to spawn. Although there is marginal habitat for this species in the project area, there is a lack of spawning habitat provided. There are three documented occurrences of this species within one mile of the project; however, this species was not identified during the biological field survey conducted on April 3, 2026. As such, standard pre-construction measures would be conducted to minimize potential temporary impacts.

Pre-Construction Nesting Bird Survey

- If construction activities occur during the nesting season, a Qualified Biologist should conduct a nesting bird survey to determine the presence of active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible, and the surrounding 0.25 mile of the Study Area should be surveyed for active Swainson's hawk nests, where accessible. The nesting bird survey should be conducted approximately seven days prior to the commencement of ground-disturbing or other construction activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report should be prepared to document the survey and be provided to the project proponent, and no additional surveys are recommended. If development does not commence within seven days of the nesting bird survey, or halts for more than seven days, then an additional survey is recommended prior to starting or resuming work within the nesting season.

    - If active nests are found, then the Qualified Biologist should establish a species-specific buffer to prohibit development activities near the nest to avoid and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances may range from 30 feet for some songbirds up to 0.25 mile for Swainson's hawk. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. The need for nest monitoring would be determined by the qualified biologist based upon the species nesting and the location of the nest in relation to the project disturbance area, proposed levels of project disturbance, and existing disturbance levels. If active nests are found within any trees slated for removal/trimming, then an appropriate buffer should be established around the nest, and no construction should occur until a qualified biologist determines that the nest has successfully fledged and/or is no longer active. Nest avoidance buffer distances may need to be expanded if the biologist determines that the initial avoidance buffer is still resulting in avoidance behavior from the adults.

- If construction occurs outside of the nesting bird season (September 1 to January 31), a nesting bird survey would not be required.

Pre-Construction Roosting Bat Survey

- A Qualified Biologist should conduct a pre-construction survey approximately seven days prior to the commencement of ground-disturbing or other construction activities to identify potential roost locations for special-status bats within the Study Area. Suitable roost locations should be identified and investigated for the presence of bats, if accessible. If no suitable roost locations are observed, a letter report should be prepared to document the survey, and no additional measures are recommended.

- If a suitable roost is observed in a tree slated for removal or trimming, those trees should be removed in two steps over a period of two days. On the first day, all branches that do not contain roosting habitat should be removed (tree roosting habitat for pallid bat, Townsend's big-eared bat, and spotted bat includes tree crevices, hollows, and large exfoliating bark pieces). The remaining portion of the tree should be removed on the second day. All branch removal should be conducted using chainsaws or similar handheld equipment.

- Tree trimming and/or tree removal should be scheduled between March 1 and April 15 prior to parturition of pups or between September 1 and October 15 prior to hibernation periods.

- If bats are present and roosting in the Study Area, then the biologist should establish an appropriate no-disturbance buffer around the roost site. No construction activities should occur within the no-disturbance buffer until a qualified biologist has determined the roost is no longer active. Additional mitigation measures for bat species, such as the installation of bat boxes or alternate roost structures, would be recommended only if special-status bat species are found to be roosting within the project area. Consultation with the California Department of Fish and Wildlife (CDFW) may also be required if special-status bats are found to be roosting on-site.

Pre-Construction Fish Survey

- Prior to the start of in-water work, a pre-construction survey will be conducted to determine if special-status fish species are present in the project area (e.g., Owens sucker). If any special-status fish species are found within the Study Area, they will be captured and relocated to similar aquatic habitat within the Owens River that is outside of the work area by a qualified fisheries biologist. The relocation area will be predetermined by CDFW and all individuals relocated will be monitored for stress and abnormalities.

- Activities conducted in South Fork Bishop Creek shall be generally limited to periods of low flow.

- The construction contractor shall implement BMPs for structure maintenance/ modification over or adjacent to water. The BMPs would include measures that prevent debris and spoils from entering waterways; use of attachments on construction equipment to catch debris and spoils; use of approved covers or platforms to collect debris and spoils; stockpiling of accumulated debris and waste generated during demolition away from watercourses; and ensuring safe passage of wildlife, as necessary.

- Prior to any construction activities on the Project site, the Permittee will implement a Worker Environmental Awareness Program (WEAP) to educate on-site workers about sensitive environmental issues associated with the Project. The program will be administered to all on-site personnel, including the Permittee's personnel, contractors, and all subcontractors, prior to the employee's commencing work on the site. The WEAP will include but not be limited to protected species and species of special concern that have potential to occur within the Project footprint.

Criterion (d) Approval of the project would not result in any significant effects relating to transportation, noise, air quality, or water quality.

Transportation

Major transportation facilities that provide circulation in the project vicinity include N. Main Street (U.S. Highway 395), which is a four-lane highway, and pedestrian sidewalks and bicycle lanes along both sides of N. Main Street. Demolition of the subject building and construction of a replacement building of a similar size and scale within the same general location would not result in an expansion of use or increase in the intensity of the use beyond what was previously supported by the subject building. As such, the project would not generate a substantial permanent increase in vehicle trips, vehicle miles traveled (VMT), or traffic volumes on the local circulation system compared to existing conditions.

Depending on the exact location on Bishop City Park, construction of the replacement building may require an encroachment permit from the City. This scenario would not require reconfiguration of existing roadways or bicycle or pedestrian facilities; as such, the project would not conflict with adopted plans, ordinances, or policies addressing the circulation system, nor would it create hazards due to geometric design features or incompatible uses. In addition, the project would not substantially increase hazards for pedestrians, bicyclists, or motorists, and emergency access to the site would be maintained during operation of the replacement building. Therefore, the replacement building would not result in significant effects related to transportation.

Noise

Construction activities would involve demolition of the subject building, grading, site preparation, and construction of the replacement building, which would occur during daylight hours between 7:00 a.m. and 10:00 p.m. in accordance with Chapter 8.12, Noise Control, of the Bishop Zoning Ordinance. Construction activities would result in a temporary increase in ambient noise levels; however, this increase in noise would be short-term and would cease following project completion. Existing noise sources in the project vicinity are primarily generated by vehicle traffic along N. Main Street (a four-lane highway), as well as other commercial uses in the project area. Once operational, the replacement building would not include new sources of noise compared to previous operations of the subject building. Operational activities that would generate noise would primarily be associated with the project's heating, ventilation, and air conditioning (HVAC) system, vehicles arriving and parking at the project, and visitors'/workers voices. In addition, as previously discussed, the project would not generate a substantial permanent increase in vehicle trips compared to existing conditions, and, therefore, would not result in a significant increase in noise generated by vehicle traffic compared to existing roadway noise conditions. The replacement building would not result in a substantial increase in ambient noise levels compared to previous operations of the subject building. In summary, the replacement building would not result in significant effects related to noise.

Air Quality

The project is located within the Inyo County portion of the Great Basin Valleys Air Basin (GBVAB), which is regulated by the Great Basin Unified Air Pollution Control District (GBUAPCD). Project construction activities would involve demolition of the subject building, grading, site preparation, and construction of the replacement building. Construction activities would be short-term and temporary, and would not generate substantial emissions of criteria pollutants and precursors. In addition, project construction would be required to comply with applicable GBUAPCD regulations, such as GBUAPCD Rule 401, Fugitive Dust (GBUAPCD 2026). Rule 401 requires the application of water during the demolition of existing buildings, construction operations, and the grading of roads or the clearing of land to prevent particulate matter from becoming airborne, and also requires roadways in the project area to be maintained in a clean condition. Construction activities could produce odors resulting from heavy diesel equipment exhaust. The odor of these construction emissions could be objectionable to some people; however, emissions would disperse rapidly from the area and would cease completely at the conclusion of the construction period. Once operational, the replacement building would not result in an expansion of use or increase in the intensity of the use beyond what was previously supported by the subject building. In addition, as previously discussed, the replacement building would not generate a substantial permanent increase in vehicle trips compared to existing conditions. Therefore, operation of the replacement building would not generate substantial emissions of criteria pollutants and precursors

compared to previous operations of the subject building. In summary, the replacement building would not result in significant effects related to air quality.

Water Quality

Reconstruction of the subject building would occur on a developed area within the Bishop City Park, which has been previously mass graded and disturbed. Due to the lack of natural topography and gradient, site grading and construction of the replacement building would not substantially alter the existing drainage pattern, and, as such, would not increase the rate or amount of surface runoff such that the quality of receiving water bodies would be impaired.

During demolition of the subject building, specifically during removal of the southern addition, power equipment would not be used within the bed and bank of the creek (below OHWM). The subject building would be systematically disassembled and the exposed footings within the OHWM of the South Fork Bishop Creek would be removed by hand to minimize potential discharge of pollutants into the creek. In addition, if the project would disturb greater than one acre, the project would require coverage under the Storm Water Construction General Permit (Construction General Permit) for the National Pollutant Discharge Elimination System (NPDES) program. The Construction General Permit requires the preparation of a project specific Stormwater Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMPs). Typical BMPs would include diversion of runoff from disturbed areas, protective measures for sensitive areas, temporary soil stabilization measures, storm water runoff quality control measures, concrete waste management, and installation of perimeter silt fences, as needed. The South Fork Bishop Creek is likely to be considered a water of the U.S. and State and is subject to the U.S. Army Corps of Engineers (USACE) and the Lahontan Regional Water Quality Control Board (LRWQCB) jurisdiction under Sections 404 and 401 of the Clean Water Act (CWA), and likely subject to California Department of Fish and Wildlife (CDFW) jurisdiction under Section 1600 of the Fish and Game Code. The project would require appropriate permits for temporary impacts to aquatic resources and any mitigation measures contained in the permits would require implementation prior to working within or filling any on-site features deemed subject to regulation.

Once operational, the replacement building would not involve activities that would result in impacts to water quality. Stormwater generated in the project area would be managed by the existing municipal storm drain system, in the project area including curb cuts and drains along N. Main Street.

Summary

As demonstrated above, the demolition of the subject building and construction of the replacement building would not result in significant effects related to transportation, noise, air quality, and water quality. Therefore, the replacement building would meet Criterion 15332(d).

Criterion (e) The project site can be adequately served by all required utilities and public services.

Utilities for the replacement building would include water and wastewater services provided by the City of Bishop's Public Works Department, solid waste services provided by Bishop Waste, and electricity provided by the Los Angeles Department of Water and Power (LADWP). Public services would be provided by the Bishop Fire Department, Bishop Police Department, the Bishop Area of the California Highway Patrol's (CHP) Inland Division, the Bishop Unified School District, and the City of Bishop's Community Services/Parks and Recreation Department. It is anticipated that the replacement building

would be of similar size and scale as the approximately 2,276-square-foot subject building that would be demolished under this scenario, and operations would be similar. For these reasons, the replacement building would not result in an increased demand on utilities and public services, and would be adequately served by existing utility and service providers that provide service to the subject building. Therefore, the replacement building would meet Criterion 15332(e).

5.0 EXCEPTIONS TO THE EXEMPTION

The applicability of all CEs is qualified by the exceptions listed in CEQA Guidelines Section 15300.2(a) through (f). In the discussion below, each exception is followed by an explanation of why the exception would not apply to the project.

15300.2(a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

Depending on the availability of future funding, the project would involve either the full demolition of the subject building, or the partial demolition of the southern addition and rehabilitation of the remaining A-frame structure. If full demolition is determined to be the most feasible option, it is unlikely that the subject building would be reconstructed. The replacement building would not result in an expansion of use or increase in the intensity of the use beyond what was previously supported by the subject building. As evaluated throughout this document, the proposed project would not result in substantial adverse effects on environmental resources of hazardous or critical concern. The project is located within an urbanized area of the City and is substantially surrounded by urban land uses. Therefore, this exception to a categorical exemption would not apply.

15300.2(b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The project would not result in significant environmental impacts, and there are no other successive projects of the same type or scale planned by the City. There are no reasonably foreseeable future projects in the City that would result in significant cumulative impacts in combination with the proposed project. Therefore, no significant cumulative impacts would result from successive projects in the same place over time. This exception to a categorical exemption would not apply to the proposed project.

15300.2(c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

As explained in Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086 (Berkeley Hillside), a two-part test applies to determine whether an unusual circumstance is present that excludes use of a categorical exemption. This two-part test requires the lead agency to first consider whether there are unusual circumstances ("whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry, founded on the application of the fact-

finding tribunal's experience with the mainsprings of human conduct.") This inquiry is subject to the substantial evidence standard of review, which means that all evidentiary conflicts must be resolved in the agency's favor and all legitimate and reasonable inferences must be made to uphold the agency's finding. Second, if a lead agency finds an unusual circumstance exists, the lead agency next asks if there is a reasonable possibility of a significant effect on the environment due to unusual circumstances. If this second inquiry is necessary, the lead agency applies the "fair argument" standard of review to determine whether the project may have a significant impact on the environment. In establishing this bifurcated test, the Court emphasized that circumstances do not become unusual merely because a fair argument can be made that they might have a significant effect. For environmental impacts to constitute an unusual circumstance, the lead agency must determine based on substantial evidence that the project will have a significant environmental effect. There are no known unusual circumstances associated with the project. Therefore, this exception to a categorical exemption would not apply to the proposed project.

15300.2(d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

There are no officially designated State Scenic Highways within the City. A segment of State Route (SR) 168 from Brockman Lane to Middle Fork Road is an officially designated State Scenic Highway; however, this segment starts approximately two (2) miles west of the project area and is outside of the City limits. Therefore, the proposed project would not damage scenic resources within an officially designated State Scenic Highway. This exception to a categorical exemption would not apply to the proposed project.

15300.2(e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

A search of the Department of Toxic Substances Control (DTSC) EnviroStor database and the SWRCB's GeoTracker database indicated that the project site is not located on an open hazardous materials site. According to EnviroStor, the nearest open hazardous materials site is a Voluntary Cleanup Site associated with the Eastern Sierra Tri-County Fair, located approximately 0.5 mile northwest of the project. There are no hazardous materials sites listed on the Bishop City Park (SWRCB 2026; DTSC 2026). Therefore, the project is not located on an active hazardous site included on lists compiled pursuant to Section 65962.5 of California Government Code. This exception to a categorical exemption would not apply to the proposed project.

15300.2(f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

As the subject building was constructed more than 50 years ago, the building has the potential to be eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). HELIX prepared an Historic Resource Evaluation Report (HREM) (HELIX 2026b) in April 2026 for the proposed project to ensure compliance with State laws and regulations as they relate to historical resources, including CEQA. The purpose of the HREM was to determine if the

subject building proposed for either full demolition or partial demolition and rehabilitation is eligible for listing in the NRHP and/or the CRHR, and, therefore, whether the building constitutes a historical resource for the purposes of CEQA. The HREM recommends that the subject building is not individually eligible for listing in the NRHP and CRHR under any criteria; therefore, it is recommended not to be a *historical resource* for the purposes of CEQA. The HREM is available in Appendix C to this document. In addition, HELIX prepared a Cultural Resources Assessment (CRA) (HELIX 2026c) in June 2026, which involved background research, Sacred Lands File (SLF) search, and a pedestrian field survey to determine the potential presence of archaeological cultural resources pursuant to CEQA Guidelines Section 15064.5. The CRA is available in Appendix D to this document.

Regulatory Framework

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Significant resources are those resources that have been found eligible for listing in the NRHP, the CRHR, or for local listing, as applicable.

The NRHP was established by the National Historic Preservation Act (NHPA) of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR Part 60.2). The NRHP is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Properties can be significant at the local, state, or national level. To qualify for listing in the NRHP, properties generally must be at least 50 years old, possess historic significance, and retain physical integrity. To be eligible for listing in the NRHP, a property must be considered significant under one or more of the NRHP Criteria, as explained in the HRSR.

The CRHR is "an authoritative guide in California to be used by State and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC §5024.1(a)). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks (CHL), numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the criteria, which are modeled on NRHP criteria.

Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines, are also considered historical resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in, or determined eligible for listing in, the CRHR, or is not included in a local register or survey, shall not preclude a lead agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code (PRC) Section 5024.1.7.

Historic Resources Evaluation

For properties to be eligible in either the NRHP and/or the CRHR, they must possess historic significance in one of the following criteria, and they must retain sufficient integrity from the period of significance to convey that significance (United States Code [USC] Title 36, Section 60.4; and PRC Section 5024.1[b]). Below is a summary of the subject building's evaluation against the CRHR and NRHP criteria.

Criteria A/1: ***Association with significant events or patterns of development***

Research to date has not indicated that any single event of significance has occurred at the Visitors Center or that the property has made a significant contribution to the broad patterns of national, State, or local history or development. The Visitors Center was built to provide information about existing businesses and recreational opportunities and to stimulate the existing economy. The efforts of the Visitors Center were not the catalyst for the existence of Bishop or an economy based on tourism and outdoor adventure; thus, the Visitor Center is not associated with the City or region's overall pattern of development. A review of historical newspapers shows that the majority of the City Park was completed by 1954 and that the subject property was not a driver of that development. Thus, the subject building does not possess significance under Criteria A/1.

Criteria B/2: ***Association with individuals significant in the history of the city, region, or nation***

Per National Register Bulletin (NRB) 15 *How to Apply the National Register Criteria for Evaluation*, "properties eligible under Criteria B/2 are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance" (National Park Service 1997). Research to date does not indicate that any single individuals associated with the Visitors Center as directors, managers, staff, or volunteers made exceptional contributions to the history of the City, region, or nation. Efforts to plan and realize the first phase of the Visitors Center were collective, the result of collaboration among the City government, the Chamber of Commerce, voluntary organizations, local businesses, and community volunteers. The planning and realization of later additions and the activity and use of the building as a Visitors Center appear to have been carried out by Chamber and Visitor Center staff. The names of various individuals in historical newspaper reports recounting the planning, construction, and use of the building over time are typically those of department heads, City representatives, organization and business leaders, and volunteer organizers who contributed to the success of the Visitors Center as part of their ongoing professional responsibilities and contributions to the quality of local civic life. Thus, the subject building does not possess significance under Criteria B/2.

Criteria C/3: ***Embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value***

The subject building was constructed in four phases. Known alterations to the building since its original construction in 1970 include the following: the addition to the south (1975), the addition to the southeast (1990), the addition of the accessibility ramp (presumably 1990), and a reconstruction of the main entrance (2019). The subject building's A-frame is a typical example of its type, retaining the expected character-defining features: triangular shape, steeply pitched roof extending to the ground, deep-set eaves, and large windows on the front façade. Built by volunteer labor from prefabricated parts, it is a simple example of the A-frame form using standard and inexpensive materials and basic construction techniques. It was built in the middle

of the A-frame form's period of popularity from the mid-1950s to the late 1970s. It is a generic example of the quickly-built A-frames that were especially ubiquitous in the western mountain region, and in the Bishop and Mammoth areas, where the form was used for both housing and small commercial purposes. The 1975 and 1990 additions to the subject building are examples of late twentieth-century vernacular contemporary style, and are also simple examples of their style using standard materials and basic construction techniques. Neither is representative of their region, nor are they the work of a master. Neither the A-frame nor the additions possess high artistic value or represent distinctive examples of their type. Thus, the subject building does not possess significance under Criteria C/3.

Criteria D/4: *Has yielded, or may be likely to yield, information important in prehistory or history*

Criteria D/4 is applied most commonly to buildings, structures, or objects that have been used as a source of archaeological data and are believed to contain more, yet unretrieved, data that cannot be obtained from other sources. However, historical information about A-frame buildings is prevalent, and further study of the subject building would not add significant new information to the historic record. Thus, the subject building does not possess historic significance under Criteria D/4.

In conclusion, based on the preceding investigation and analysis, the subject building at 690 N. Main Street is recommended not to be individually eligible for listing in the NRHP or the CRHR. Research to date indicates the subject property at 690 N. Main Street does not have a strong association with significant events or patterns of development in local, regional, or national history (NRHP/CRHR Criteria A/1). The subject building is not eligible for its association with significant individuals (NRHP/CRHR Criteria B/2). The property does not embody distinctive characteristics, possess high artistic value, or represent the work of a master (NRHP/CRHR Criteria C/3). Further study of the property would not add significant new information to the historic record (NRHP/CRHR Criteria D/4).

Summary

The subject building is recommended not to be eligible for listing in the NRHP or CRHR, and it is recommended not to be a *historical resource* for the purposes of CEQA. In addition, the CRA did not identify historic landmarks, properties, or other points of interest with provided location in the project's cultural study area, nor were archaeological cultural resources identified during the pedestrian field survey. Therefore, the project would not result in a substantial adverse change in the significance of a historical resource. This exception to a categorical exemption would not apply to the proposed project.

6.0 CONCLUSION

Depending on the availability of future funding, the project would involve either the full demolition of the subject building, or the partial demolition of the southern addition and rehabilitation of the remaining A-frame structure. Demolition and potential rehabilitation of the subject building would be eligible for a Class 1 CE pursuant to CEQA Guidelines Section 15301. Demolition and potential reconstruction of the subject building would be eligible for a Class 32 CE pursuant to CEQA Guidelines Section 15332. As demonstrated in this document, none of the exceptions set forth in the CEQA Guidelines Section 15300.2(a) through (f) would apply to the project.

7.0 PREPARERS

City of Bishop

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Anastasiia Budnyk, Principal Planner

HELIX Environmental Planning, Inc.

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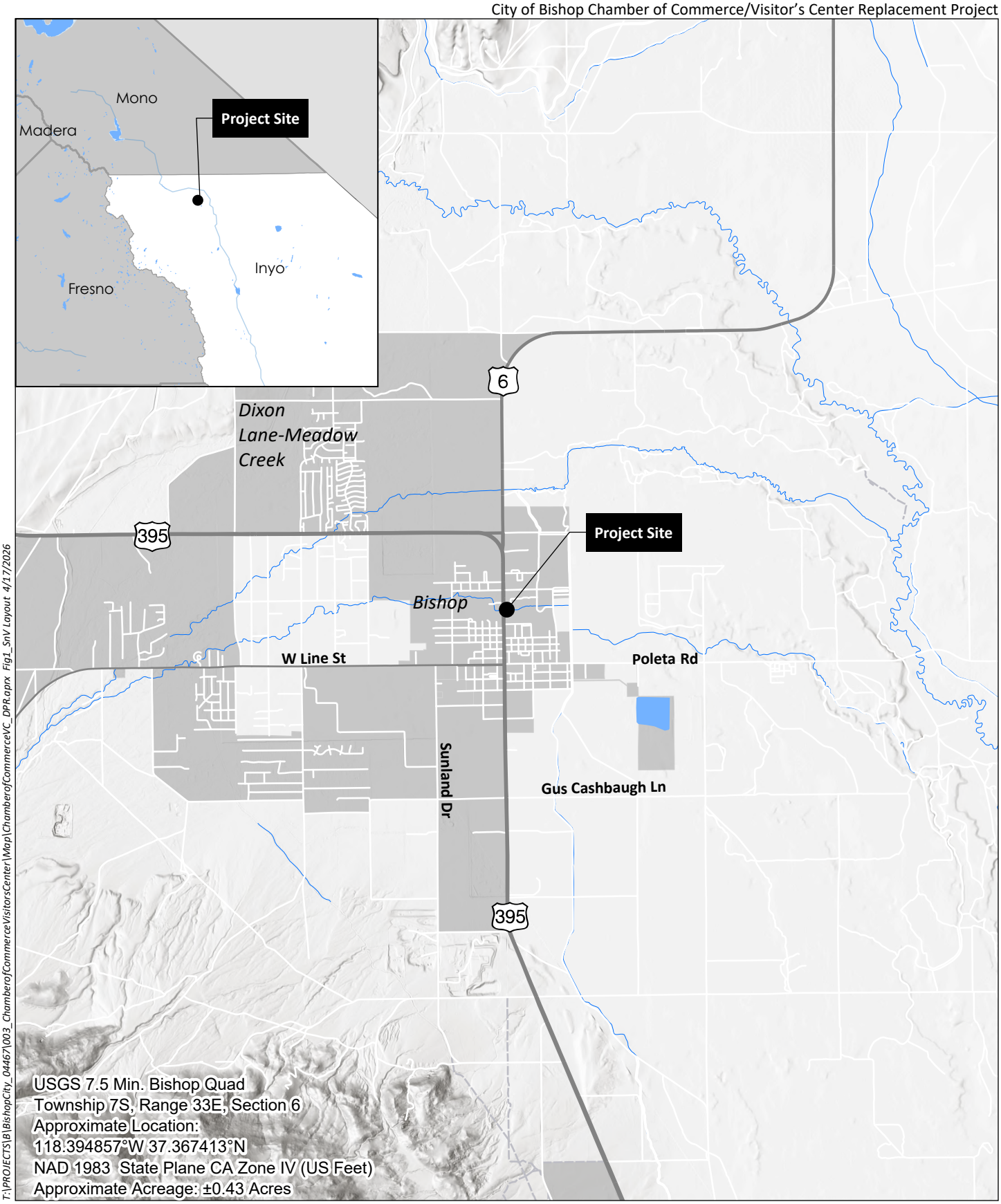
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Appendix A

Figures



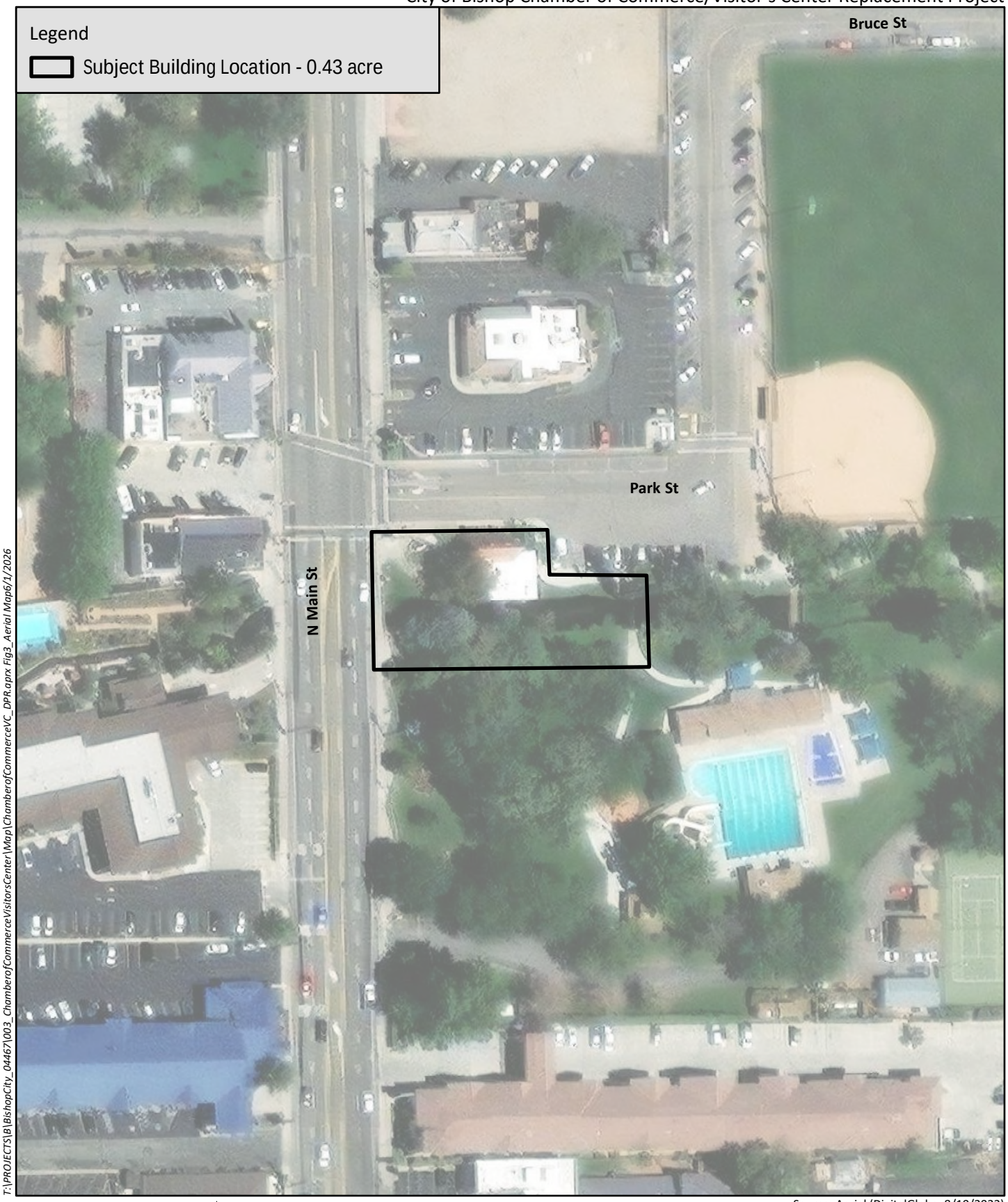
T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_DPR.aprx Fig1_SnV Layout 4/17/2026

Source: Base Map Layers (Esri, USGS, NGA, NASA)

HELIX Environmental Planning

Site and Vicinity Map

Figure 1



T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_DPR.aprx Fig3_Aerial Map6/1/2026

0 100 Feet

Source: Aerial (DigitalGlobe, 8/10/2022)

HELIX Environmental Planning

Subject Building Location

Figure 2

Appendix B

Arborist Inventory and Biological Resources Evaluation

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July 9, 2026 Project # 04467.00004.003

Ms. Pam Foster
City Administrator
City of Bishop
377 W. Line Street
Bishop, CA 93514
pfoster@cityofbishop.ca.gov

Subject: **Arborist Inventory and Biological Resources Evaluation Letter Report for the City of Bishop Chamber of Commerce/Visitor's Center Replacement Project located in Bishop, CA**

Dear Ms. Foster,

HELIX Environmental Planning, Inc. (HELIX) prepared this arborist inventory and biological resources evaluation letter report in support of the proposed Chamber of Commerce/Visitor's Center Replacement Project in Bishop, Inyo County (proposed project). The purpose of the biological resources evaluation is to evaluate the potential for regionally occurring special-status plant and animal species, wetlands or other waters of the U.S. or waters of the State, and/or other sensitive biological resources to occur in the Study Area and/or be impacted by the proposed project. This letter describes the methods and results of our biological resources evaluation and tree inventory.

INTRODUCTION

Project Location and Description

The proposed project is located at 690 N. Main Street (U.S. Highway 395) in the City of Bishop, Inyo County, California. Regionally, the City of Bishop is located in the Eastern Sierra, situated in the northern end of the Owens Valley in the Mojave Desert. The project is situated in the central area of the City immediately east of N. Main Street. The project is located on a relatively flat area with elevations ranging from 4,140 to 4,146 feet above mean sea level (amsl). See Figure 1 for the regional location and Figure 2 for an aerial image of the subject building's location (Note: All figures are located in Appendix A to this document).

A structural condition assessment was conducted in September 2025 for the Bishop Chamber of Commerce and Visitor Center building ("subject building"), which found that the subject building is in poor condition and is nearing the end of its service life due to numerous structural deficiencies (Wood Rodgers 2025). The concrete footings supporting the southern addition are located within the bank of

the South Fork Bishop Creek, several of which have become exposed as a result of bank erosion, rendering this portion of the building unoccupiable.

Depending on the availability of future funding, the project would involve either the full demolition of the subject building, or the partial demolition of the southern addition and rehabilitation of the remaining A-frame structure. If full demolition is determined to be the most feasible option, it is unlikely that the subject building would be reconstructed. However, there is potential for the subject building to be reconstructed on a developed area within the Bishop City Park boundary. The exact location is currently unknown, but would be limited to developed areas of the park and would be sited to avoid sensitive resources, including the South Fork Bishop Creek.

The final project scenario would be determined by the City based on the consideration of potential site constraints and/or constraints identified during the design process, as well as the availability of funding. There is also potential that the project could be implemented in phases as funds become available (i.e., demolition of the entire subject building or just the southern addition in one phase, and rehabilitation or reconstruction of the subject building in a subsequent phase). For each potential scenario, demolition would be conducted systematically, and materials would be properly exported and disposed of off-site. During demolition of the southern addition, the exposed footings within the OHWM of the South Fork Bishop Creek would be systematically disassembled and removed by hand; power equipment would not be used within the bed and bank of the creek (below the OHWM).

If reconstructed, it is anticipated that the replacement building would be of similar size and scale as the approximately 2,276-square-foot subject building. The replacement building would not exceed two stories and would be a maximum height of 30 feet. All project construction activities, including demolition, grading, and rehabilitation and/or reconstruction, would occur during daylight hours between 7:00 a.m. and 10:00 p.m. in accordance with Chapter 8.12, Noise Control, of the Bishop Zoning Ordinance.

METHODS

Studies conducted in support of this report included an arborist inventory and a reconnaissance-level biological resources evaluation. The arborist inventory was conducted to document tree resources within the Study Area, including species, size, and condition.

The biological evaluation consisted of a reconnaissance-level site visit and a desktop review to broadly characterize existing habitat conditions. This effort was limited in scope and was intended to provide general biological context rather than a comprehensive biological assessment.

Special-Status Species Evaluation

Regulations pertaining to the protection of biological resources in the Study Area are summarized in Attachment B. For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the Federal Endangered Species Act (FESA; including candidates and species proposed for listing);

- listed as endangered or threatened under the California Endangered Species Act (CESA; including candidates and species proposed for listing);
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code;
- designated a Species of Special Concern (SSC) by the California Department of Fish and Wildlife (CDFW 2005);
- considered by CDFW to be a Watch List species with potential to become an SSC;
- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA); or,
- Having a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, 2B, or 3.

In order to evaluate special-status species and/or their habitats with the potential to occur in the Study Area and/or be impacted by the proposed project, HELIX obtained lists of special-status species known to occur and/or having the potential to occur in the Study Area and vicinity from the U.S. Fish and Wildlife Service (USFWS; USFWS 2026), the California Native Plant Society (CNPS; CNPS 2026), and the California Natural Diversity Database (CNDDB; CDFW 2026). These are included as Attachment C. The potential for these regionally occurring special-status species to occur in the Study Area is analyzed in Attachment D.

Aquatic Resources Evaluation

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) online database[1] was reviewed to determine if there are any wetlands or other waters of the U.S. mapped by the USFWS in the Study Area. The NWI provides reconnaissance-level information on wetlands and deepwater habitats from analysis of high-altitude aerial imagery. Historic aerial imagery from National Environmental Title Research (NETR)[2] was reviewed for information on past land uses and the presence of aquatic features visible on aerial imagery. NETR provides aerial imagery covering the Study Area at irregular intervals from 1947 to 2024 and topographic maps from 1951 to 2021 (NETR 2026).

Biological Reconnaissance Survey

HELIX biologist Kate Valdez conducted a biological and wetlands reconnaissance survey on April 3, 2026, between 0845 and 1200 hours. The Study Area was assessed to identify the habitat type(s) present on-site and the potential to support special-status plant and wildlife species. The survey consisted of a pedestrian survey of the Study Area and the surrounding area. Meandering transects of the site were performed to obtain visual coverage of the site. Plant species were identified to the level necessary to determine whether they were a special-status species.

The weather during the survey was clear and sunny. Temperatures ranged from 40 to 53 degrees Fahrenheit, with light winds ranging from 0 to 6 miles per hour. A complete list of plant and animal

[1] https://www.fws.gov/wetlands/Data/Mapper.html.
[2] https://www.historicaerials.com.

species observed in the Study Area during the biological reconnaissance survey is included as Attachment E.

Arborist Inventory

HELIX Biologist and International Society of Arboriculture (ISA) Certified Arborist Kate Valdez (WE-367312A) conducted the arborist inventory on April 3, 2026. Woody plants in the Study Area with a trunk diameter of at least 4 inches at 4.5 feet above grade (diameter at breast height) were located and assessed. A U.S. Tape Company™ forester's diameter tape was used to verify each trunk diameter. The measurement from the trunk to the end of the longest lateral limb was estimated and used as the dripline radius. All accessible trees were numbered with a pre-printed aluminum tag. Approximate trunk locations were mapped using a sub-meter accurate global positioning system (GPS). Approximate tree locations are identified in Figure 3, *Approximate Tree Locations*, and detailed tree data may be found in Attachment F.

Tree health, vigor, and structural condition were rated as Good, Fair, or Poor. Where tree conditions were intermediate, the ratings of Good-Fair or Fair-Poor were assigned. Definitions of rating criteria are provided in Table 1, *Tree Rating Guidelines*, below.

Table 1
TREE RATING GUIDELINES

Rating	Tree Health
Good	There is an average or below-average amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density are typical for the species; buds are normal size, viable, abundant, and uniform throughout the canopy; current and past growth increments are generally average or better; any callusing is vigorous. This health rating indicates that there is very little, if any, evidence of stress, disease, nutrient deficiency, and/or insect infestation.
Fair	There is an above-average amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density may be below what is typically expected for the species; buds are normal size and viable, but slightly sparse throughout the canopy; current and past growth increments may be below average; tree may be slow to callus around old wounds. This health rating indicates that there is moderate evidence of stress, disease, nutrient deficiency, and/or insect infestation.
Poor	There is an extreme amount of deadwood/dieback with respect to the tree's size and growing environment; leaf size, color, and density are clearly compromised; very few viable buds are present throughout the canopy; current and past growth increments are meager; no evidence of callusing around old wounds. This health rating indicates that there is widespread evidence of stress, disease, nutrient deficiency, and/or insect infestation.
Tree Structure and Form	
Good	No wounds, cavities, decay, or indication of hollowness are evident in the root crown, trunk, or primary and secondary limbs; no anchor roots are exposed; no codominant branching or multiple trunk attachments are present; very little included bark at branch attachments exists; no dead primary or secondary limbs are present in canopy; there have been no major limb failures; limbs are not overburdened; branching structure is appropriate for species; any decay is limited to small dead branches/stubs. This structure rating represents a low potential for failure.
Fair	With respect to the size of the tree, small to moderate wounds, cavities, decay, and indication of hollowness may be evident in the root crown, trunk, and/or primary and secondary limbs; some anchor roots may be exposed; codominant branching or multiple

Rating	Tree Health
	trunk attachments may be present, but included bark does not exist or is not well developed; minor to moderate amounts of included bark at branch attachments may exist; there may be small to moderate amounts of large dead limbs in canopy, but there is no evidence of large limb failures; limbs may be slightly overburdened; branching structure and/or canopy balance may be moderately altered by the tree's growing environment. This structure rating represents a moderate potential for failure.
Poor	With respect to the size of the tree, significant wounds, cavities, decay, and/or indication of hollowness may be evident in the root crown, trunk, and/or primary and secondary limbs; anchor roots may be exposed and/or the tree may have lost anchorage; codominant branching or multiple trunk attachments may be present; significant amounts of included bark may exist in trunk and branch attachments; there may be significant amounts of large dead limbs in the canopy; there may be evidence of trunk or large limb failures; limbs may be severely overburdened; branching structure and/or canopy balance may be drastically altered by the tree's growing environment. This structure rating represents a high potential for failure.

RESULTS

Environmental Setting

The Study Area is located within the northwest corner of Bishop City Park, a developed and maintained urban park. The Study Area is generally surrounded by commercial/retail land uses to the north and west, and by park facilities to the east and south, including baseball/athletic fields and playgrounds. The Study Area is situated within an urban area of the City, with pastures further to the east of the Study Area, beyond the baseball/athletic fields.

Site Conditions

The Study Area is developed and is best described as urban. The immediate surrounding area contains the rest of City Park which contains recreational activities, as well as developed commercial shopping strips. The surrounding area includes landscaped trees.

Reconnaissance-Level Biological Observations

Biological observations made during the reconnaissance survey were limited to general habitat characterization and identification of obvious biological features. The site's habitual maintenance schedule generally limits habitat suitability for sensitive biological resources.

Habitat Types/Vegetation Communities

Habitat types/vegetation communities in the Study Area include urban. Aquatic habitat is present in the Study Area in the form of a perennial drainage (South Fork Bishop Creek). Habitats and land covers are depicted in Figure 4, *Biological Communities*. Representative site photographs are included as Attachment G.

Urban

Urban or developed areas comprise approximately 0.33 acre of Study Area. City Park and the current Visitor's Center comprise the urban areas within the Study Area. There are paved sidewalks along the northern and western boundaries of the Study Area, and a pedestrian bridge along the eastern border. The South Fork Bishop Creek runs east to west in the center of the Study Area. The existing Visitor's Center is situated in the northern portion of the Study Area, and the southern footings of the building are currently within the banks of the South Fork Bishop Creek. The northern portion of the Study Area is bordered by ornamental trees, such as Callery pear (*Pyrus calleryana*). The southern portion of the Study Area is composed of a manicured lawn containing a mix of native and non-native herbaceous ground cover such as annual blue grass (*Poa annua*), common dandelion (*Taraxacum officinale*), and Kentucky bluegrass (*Poa pratensis*). The lawn also contains tree species such as silver birch (*Betula pendula*) and velvet ash (*Fraxinus velutina*).

Perennial Drainage (South Fork Bishop Creek)

Perennial drainage habitat comprises approximately 0.10 acre of the Study Area. The South Fork Bishop Creek is a perennial drainage that runs immediately south of the existing Visitor's Center building and traverses the central portion of the Study Area in an east-west direction. A pedestrian bridge spans the creek channel along the eastern boundary of the Study Area. The creek exhibits a well-defined bed and bank, with heavily eroded banksides and bank undercuts with exposed roots. The South Fork Bishop Creek exhibits a well-defined "ordinary high-water mark" (OHWM). Perennial drainages are typically fed by waters from a groundwater table that supplies water year-round, which is supplemented by precipitation, snowmelt from the eastern slope of the Sierra Nevada, and storm water runoff. After the initial onset of rains these features have persistent flows throughout and past the end of the rainy season with reduced flow prior to the onset of precipitation in the fall. The creek channel is mostly devoid of vegetation, and the banks lack riparian habitat, with landscaped grass lawn comprising the vegetation adjacent to the creek, and minimal canopy cover along the perennial drainage consisting of remnant non-native vegetation, such as silver birch and Siberian elm (*Ulmus pumila*).

Topography

The Study Area is located on a relatively flat area with elevations ranging from 4,140 to 4,146 feet above mean sea level.

Soils

The Study Area includes one soil mapping unit, depicted in Figure 5, *Soils Map* (NRCS 2026): Dehy loam, 0-2% slopes. Dehy loam, 0-2% slopes occurs on fan piedmonts. This soil unit is alluvium derived from mixed sources. A typical profile of this soil unit is loam from 0 to 12 inches, sandy loam from 12 to 19 inches, and loam from 19 to 60 inches. One minor unnamed component of this soil unit is considered hydric (NRCS 2026).

Special-Status Species Evaluation

A total of 55 regionally occurring special-status plant species and 32 regionally occurring special-status wildlife species were identified during the database queries and are listed in Attachment C. Species determined to have no potential to occur or those that are not expected to occur in the Study Area or be impacted by the proposed project are not discussed further in this report.

Special Status Plant Species

Based on field observations, published information, and literature review, of the 55 regionally occurring special-status plant species identified in the database queries and desktop review, one special-status plant species was determined to have a low potential to occur within the Study Area. The one special-status plant species with potential to occur is broadleaf pondweed (*Stuckenia striata*).

The one special-status species with potential to occur in the Study Area is discussed in more detail below. Of the 55 regionally occurring special-status plant species that were identified during the database queries and desktop review, the majority occur in habitats that do not occur in the Study Area, such as Great Basin scrub and pinyon-juniper woodland, or above 1,400 meters elevation, all of which are absent within the Study Area. Other potentially occurring special-status plant species are limited to alkaline soils, which are also absent, as the Study Area has been landscaped with ornamental trees and grasses with no remaining natural habitat communities are present. Habitat suitability is highly limited due to site development, lawn maintenance, and lack of native soil assemblages that may provide habitat for special-status plant species in the Study Area. No special-status plant species were observed during the biological survey. While broadleaf pondweed blooms from June to July, the plant would likely have been detectable during the April 1st site visit. No vegetation was observed along the creek bed; therefore, broadleaf pondweed can be presumed to be absent from the Study Area.

Broadleaf Pondweed

Federal status – none
State status – none
CNPS Rare Plant Rank – 2B.3

Species Description

Stuckenia striata is a perennial rhizomatic aquatic herb that is found in swallow waters of lakes, ponds, rivers, drainage canal, marshes, and swamps from 70 to 2,135 meters elevation. This species occurs in still to moderately flowing water. This species produces long, slender submerged stems that reach about six feet long. Leaves are typically submersed but may float near the surface. This species blooms from June through August (CNPS 2026).

Survey History

This species was not observed in the Study Area during the field survey on April 3, 2026. There is one historical occurrence of this species within one mile of the Study Area from 1926 (CDFW 2026).

Habitat Suitability

The portion of South Fork Bishop Creek within City Park provides low potential habitat for broadleaf pondweed as this species tends to prefer shallow water depths which is not characteristic of the South Fork Bishop Creek. Additionally, an assumed extant occurrence within five miles of the Study Area is downstream of the creek in another tributary of the Owens River, further lowering the potential for the occurrence to disperse into the Study Area.

Potential for Adverse Effects

Although broadleaf pondweed has low potential to occur in the Study Area, the proposed project has the potential for adverse effects to broadleaf pondweed through disturbance to the perennial drainage within the Study Area during construction. These impacts could potentially include removal of aquatic vegetation and an increase in turbidity within the creek as the footings of the current Visitor's Center building are removed. This could affect the establishment or presence of this species. However, given the low potential for this species to occur, impacts to broadleaf pondweed are expected to be unlikely.

Special Status Wildlife Species

Based on field observations, published information, and literature review, of the 32 regionally occurring special-status wildlife species identified in the database queries and desktop review, six special-status wildlife species were determined to have potential to occur within the Study Area. The six special-status wildlife species consist of Owens sucker (*Catostomus fumeiventris*), Cooper's hawk (*Astur cooperii*), Swainson's hawk (*Buteo swainsoni*), pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and spotted bat (*Euderma maculatum*), as well as other nesting migratory birds and raptors.

The special-status species with potential to occur in the Study Area are discussed in more detail below. In addition to these special-status wildlife species, other migratory birds and raptors protected under federal, State, and local laws/policies also have the potential to occur within the Study Area.

Owens Sucker

Federal status – none
State status – Species of special concern

Species Description

Owens sucker is widespread and common throughout the Owens River system, including Bishop Creek, Rock Creek, Convict Lake, and Crowley Lake. It is considered secure with low concern but is retained on the list of species of special concern because of its limited geographic range (Moyle et al. 2015).

Owens sucker inhabits streams and lakes throughout the Owens River watershed and is the dominant species in many pools and ponds (Moyle et al. 2015). This species is primarily found in cool water streams where it is found in long reaches with few riffles or rapids and a fine substrate, and often in off-channel pools. In lakes, Owens sucker is abundant near the bottom of the water column. It appears to tolerate the presence of non-native species such as brown trout and bass. Owens suckers feed at night on a diet of aquatic insects, algae, detritus, and organic matter. Adults occur in cool permanent streams with deep (1+ meter) pools (Moyle et al. 2015). The larvae of this species are abundant in weedy edges and backwaters of streams. This species spawns in gravelly riffles in tributary streams; lacustrine populations spawn in springs and gravel patches along lake shores, as well as in tributary streams (Moyle et al. 2015).

Habitat includes silty to rocky pools and runs of creeks (Page and Burr 2011). In the lower Owens River and tributaries, this sucker is most abundant in sections with long runs and few riffles, over substrates of mostly fine material (some gravel and rubble) (Deinstadt et al. 1986).

Survey History

This species was not observed in the Study Area during the field survey on April 3, 2026. There are three documented occurrences of this species within one mile of the Study Area from 1985, 1988, and 2011 (CDFW 2026).

Habitat Suitability

Owens sucker has a high potential to occasionally pass through the South Fork Bishop Creek reach that runs through the Study Area. The creek does not contain riffles, has larger cobbles along the banksides and medium substrates through the center of the creek bed. However, the creek does not contain gravel patches along the bankside, lowering the potential for Owens sucker to spawn in the Study Area. Although there is a lack of spawning habitat in the Study Area, the species is known to occur in this tributary of the Owens River, therefore it has a high potential to periodically pass through the Study Area.

Potential for Adverse Effects

The proposed project has the potential for adverse effects to Owens sucker through impacts such as noise, vibration, and the potential for construction material to enter the creek during building demolition or removal of existing piers from the creek channel. Project activities such as clearing and grubbing, grading or other earthwork, or tree removal increase the chances of material entering the creek, which could result in injury or mortality to this species directly through destruction or indirectly through stress due to noise and other disturbance. This would be a potentially significant impact. The recommended mitigation measures for Owens sucker in the following section would reduce potential impacts to this species to less than significant.

Cooper's Hawk

Federal status – none
State status – none
Other – CDFW Watch List

Species Description

Cooper's hawk nests in woodlands and is very tolerant of urban and suburban areas. This species can be found in large urban parks with urban forests or in isolated trees in industrial strips and parks, and prey on medium-sized birds and small mammals. Urban areas may provide increased access to prey species such as pigeons and doves (Stout and Rosenfield 2010). Cooper's hawk forages in open woodland and habitat edges, often of an interrupted or marginal type (Zeiner *et al*. 1990). In wildland areas, the species primarily nests in riparian growths of deciduous trees, such as canyon bottoms on river flood plains and prefers live oaks.

Survey History

This species was not observed in the Study Area during the field survey on April 3, 2026. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026).

Habitat Suitability

Suitable nesting and foraging habitat for Cooper's hawk is present in and near the Study Area. The mature trees located within the Study Area provide suitable nesting habitat for Cooper's hawk. Pastureland and open woodland located to the east and northeast of City Park provide suitable foraging habitat for this species. Cooper's hawk could also forage within the surrounding urban land.

Potential for Adverse Effects

If Cooper's hawk were to nest within or adjacent to the site during construction, impacts to nesting could occur through increased noise, vibration, and the presence of construction equipment and personnel. Project activities such as clearing and grubbing, grading or other earthwork, or tree removal during the breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction or indirectly through forced nest abandonment due to noise and other disturbance. This would be a potentially significant impact. The recommended mitigation measures for nesting migratory birds and raptors in the following section would reduce potential impacts to this species to less than significant.

Swainson's Hawk

Federal status – none
State status – Threatened

Species Description

Swainson's hawks occur in a variety of open habitats, including expansive grasslands, agricultural areas, and open woodlands. They breed in California and winter in Mexico and South America. Swainson's hawks usually arrive in the Central Valley between March 1 and April 1 and migrate south between September and October. This species usually nests in trees adjacent to suitable foraging habitat but is known to forage in areas away from the nest. Nests are usually located in trees near the edges of riparian stands, in lone trees or groves of trees in agricultural fields, and in mature roadside trees. Mature oak and riparian trees are the most used nest trees, typically associated with high-quality foraging habitat (CDFW 2026). Suitable foraging areas for Swainson's hawk include native grasslands or lightly grazed pastures, alfalfa and other hay crops, idle land, certain grain and row croplands, and ruderal lands. Swainson's hawks primarily feed on voles, but will take a variety of prey, including small mammals, birds, and insects.

Survey History

This species was not observed in the Study Area during the field survey on April 3, 2026. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026).

Habitat Suitability

Swainson's hawk could potentially nest in the large mature trees within the Study Area. Suitable foraging habitat is not present within the Study Area but is present to the east and northeast of City Park in the large, open agricultural fields. The Study Area is primarily surrounded by urban land uses which reduces the potential for this species to utilize the Study Area. No active or inactive nests were observed in the Study Area during the site visit.

Potential for Adverse Effects

The proposed project has the potential for adverse effects to Swainson's hawk through nest disturbance, leading to the destruction of eggs or nestlings if this species nests in or near the Study Area during construction. Non-breeding adults could readily avoid contact with construction equipment or personnel by moving out of the construction area. Eggs and young still dependent on the nest would be susceptible to injury or mortality through physical contact or through nest abandonment caused by the displacement of adults. Needless destruction of eggs or young would be a violation of the Fish and Game Code and be considered a significant impact. The recommended mitigation measures for nesting migratory birds and raptors in the following section would reduce potential impacts to this species to less than significant.

Pallid Bat

Federal status – none
State status – Species of special concern

Species Description

Pallid bat occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. The species is most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, hollow trees and under bridges (Bolster ed. 1998). This species is primarily a crevice dweller, but recent studies have shown that they are also dependent upon tree roosts (Bolster ed. 1998). In northern California, pallid bats are more dependent upon oak woodland and oak savannah in lower elevations and may be found in coniferous forest, including redwoods at mid to higher elevations (Bolster ed. 1998). Bat roosts will often leave characteristic signs of pallid bat, which includes insect remains such as scorpions, crickets, moth wings and/or long-horned beetles in addition to bat guano (Bolster ed. 1998). This species is also intolerant of roost disturbance and it has a high loyalty to roosting sites. If this species experiences frequent disturbance at a roost site, they will abandon the roost (Bolster ed. 1998).

Survey History

This species was not observed in the Study Area during the field survey on April 3, 2026. No evidence of roosting bats (guano, urine stains, culled insects) was observed in the Study Area; however, evidence of tree roosts is often difficult to observe. No evidence of roosting bats was observed along or within the current Visitor's Center in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026).

Habitat Suitability

Pallid bat could potentially roost in the unoccupied Visitor's Center located in the northern portion of the Study Area or in the trees on site. A moderate amount of insects were noted during the April 3rd site visit which would provide foraging habitat for this species. The South Fork Bishop Creek is situated directly south of the Visitor's Center building providing a nearby water source for this species. However, the Study Area is an urban park, surrounded by development and high levels of human activity, which

constitutes an existing high level of disturbance for potential roosting sites due to existing noise and light pollution. This lowers the potential for pallid bat to occur within the Study Area.

Potential for Adverse Effects

The project has the potential for adverse effects to pallid bat through disturbance of day roosts or maternity colonies, leading to destruction of maternity colonies and/or abandonment of roost sites if this species were to roost in or adjacent to the Study Area during construction. Impacts on roost sites could result in injury or mortality to individual bats and/or maternity colonies. Tree removal/trim and/or construction activities near active roost sites may also result in roost abandonment. If roost abandonment occurs during daylight hours when bats are vulnerable, bats would be subject to a higher degree of predation risk. Loss of bats and maternity colonies would be a violation of the Fish and Game Code and a significant impact. With the implementation of recommended avoidance and minimization measures, included below, potential project-related impacts to pallid bat are expected to be reduced to less than significant.

Townsend's Big-Eared Bat

Federal status – none
State status – Species of Special Concern

Species Description

Townsend's big-eared bat occurs throughout California in a large variety of habitats. This species occurs in a variety of open, semi-arid to arid habitats, including forests, riparian areas, chaparral, scrub, woodland, grassland, meadows, seeps, and urban environments. Western mastiff bats roost in caves, mines, tunnels, buildings, and structures. This species is highly sensitive to human disturbance (CDFW 2026).

Survey History

This species was not observed in the Study Area during the field survey on April 3, 2026. No evidence of roosting bats (guano, urine stains, culled insects) was observed in the Study Area; however, evidence of tree roosts is often difficult to observe. No evidence of roosting bats was observed along or within the unoccupied Visitor's Center building in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026).

Habitat Suitability

Townsend's big-eared bat could potentially roost in the unoccupied Visitor's Center building located in the northern portion of the Study Area. A moderate amount of insects were noted during the April 3rd site visit which would provide foraging habitat for this species. The South Fork Bishop Creek is situated directly south of the Visitor's Center building providing a nearby water source for this species. However, the Study Area is an urban park, surrounded by development and high levels of human activity, which constitutes an existing high level of disturbance for potential roosting sites due to existing noise and light pollution. This lowers the potential for Townsend's big-eared bat to occur within the Study Area.

Potential for Adverse Effects

The project has the potential for adverse effects to Townsend's big-eared bat through disturbance of day roosts or maternity colonies, leading to destruction of maternity colonies and/or abandonment of roost sites if this species were to roost in or adjacent to the Study Area during construction. Impacts on roost sites could result in injury or mortality to individual bats and/or maternity colonies. Tree removal/trim and/or construction activities near active roost sites may also result in roost abandonment. If roost abandonment occurs during daylight hours when bats are vulnerable, bats would be subject to a higher degree of predation risk. Loss of bats and maternity colonies would be a violation of the Fish and Game Code and a significant impact. With the implementation of recommended avoidance and minimization measures, included below, potential project-related impacts to Townsend's big-eared bat are expected to be reduced to less than significant.

Spotted Bat

Federal status – none
State status – Species of Special Concern

Species Description

Spotted bats occur throughout California in a large variety of habitats. This species occurs in deserts, grasslands, and mixed coniferous forests up to 10,000 feet. Spotted bats prefer to roost in rocky cliffs with crevices, but may also use caves or buildings (CDFW 2026). This species is considered one of the rarest mammals in North America (Zeiner et al. 1990)

Survey History

This species was not observed in the Study Area during the field survey on April 3, 2026. No evidence of roosting bats (guano, urine stains, culled insects) was observed in the Study Area; however, evidence of tree roosts is often difficult to observe. No evidence of roosting bats was observed along or within the unoccupied Visitor's Center building in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026).

Habitat Suitability

Spotted bat could potentially roost in the unoccupied Visitor's Center building located in the northern portion of the Study Area. A moderate number of insects was noted during the April 3rd site visit which would provide foraging habitat for this species. The South Fork Bishop Creek is situated directly south of the Visitor's Center building providing a nearby water source for this species. However, the Study Area is an urban park, surrounded by development and high levels of human activity, which constitutes an existing high level of disturbance for potential roosting sites due to existing noise and light pollution. This species also prefers to roost in rocky cliffs that do not occur within the Study Area. This lowers the potential for spotted bat to occur within the Study Area.

Potential for Adverse Effects

The project has the potential for adverse effects to spotted bat through disturbance of day roosts or maternity colonies, leading to destruction of maternity colonies and/or abandonment of roost sites if this species were to roost in or adjacent to the Study Area during construction. Impacts on roost sites

could result in injury or mortality to individual bats and/or maternity colonies. Tree removal/trim and/or construction activities near active roost sites may also result in roost abandonment. If roost abandonment occurs during daylight hours when bats are vulnerable, bats would be subject to a higher degree of predation risk. Loss of bats and maternity colonies would be a violation of the Fish and Game Code and a significant impact. With the implementation of recommended avoidance and minimization measures, included below, potential project-related impacts to spotted bat are expected to be reduced to less than significant.

Migratory Birds and Raptors

The Study Area provides suitable habitat for nesting migratory birds and raptors. As noted in Attachment B, migratory and non-game birds are protected during the nesting season by California Fish and Game Codes and the federal Migratory Bird Treaty Act. The Study Area and immediate vicinity provide nesting and foraging habitat for a variety of native birds common to the area. Nests were not observed during surveys; however, a variety of migratory birds have the potential to nest in and adjacent to the Study Area, in trees, shrubs, and on the ground in vegetation.

Project activities such as clearing and grubbing during the avian breeding season (February 1 – August 31) could result in injury or mortality of eggs and chicks directly through destruction or indirectly through forced nest abandonment due to noise and other disturbance. Needless destruction of nests, eggs, and chicks would be a violation of Fish and Game Codes and a significant impact.

The recommended mitigation measures for nesting migratory birds and raptors in the following section would reduce potential impacts to these species to less than significant.

Aquatic Resources Evaluation

The Study Area is within the South Fork Bishop Creek-Owens River hydrologic unit (HUC12: 180901020705). NWI mapping based on 2023 aerial imagery shows one mapped aquatic feature in the Study Area, the South Fork Bishop Creek, which is mapped as riverine habitat.

Aquatic resources were evaluated at a reconnaissance level based on site conditions observed during the biological reconnaissance survey. The perennial drainage on site, South Fork Bishop Creek, is likely to be considered a water of the U.S. and State subject to USACE and RWQCB jurisdiction under Sections 404 and 401 of the CWA as well as CDFW jurisdiction under Section 1600 of the Fish and Game Code. If any impacts to the perennial drainage are expected, an aquatic resources delineation should be prepared and submitted to the resources agencies to determine the extent of jurisdiction. In the event that any aquatic resources are determined to be jurisdictional, the project proponent will be required to apply for appropriate permits to remove building materials from the aquatic resources and any mitigation measures contained in the permits will require implementation prior to removing building materials from any onsite features deemed subject to regulation. No formal wetland delineation or regulatory jurisdictional determination was conducted as part of this evaluation. All habitats are depicted on the Habitat Map, which is included in Attachment A as Figure 5, *Biological Communities*.

Sensitive Natural Communities

Sensitive habitats in the Study Area include one perennial drainage (South Fork Bishop Creek) and trees protected by the City of Bishop.

Arborist Inventory

A total of 16 trees were inventoried within or overhanging the Study Area boundary during the survey. The tree inventory consists of eight callery pears (*Pyrus calleryana*), two deodar cedars (*Cedrus deodara*), two silver birches (*Betula pendula*), two velvet ash (*Fraxinus velutina*), one rocky mountain juniper (*Juniperus scopulorum*), and one Siberian elm (*Ulmus pumila*).

Tree locations are shown in Attachment A, Figure 3, *Approximate Tree Locations*. Tree data is provided in Attachment F. Representative photographs of the site are provided in Attachment G.

RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

Owens Sucker

The Study Area contains suitable movement habitat for Owens sucker within the South Fork Bishop Creek although spawning habitat is generally absent. If present within the Study Area, this species could be impacted by the proposed project through ground disturbing activities that impact water quality or cause fish to temporarily avoid the reach of the Creek during construction and removal of existing piers. To avoid potential impacts to Owens sucker, the following measures are recommended:

- Prior to the start of in-water work, a pre-construction survey will be conducted to determine if special-status fish species are present in the project area (e.g., Owens sucker). If any special-status fish species are found within the Study Area, they will be captured and relocated to similar aquatic habitat within the Owens River that is outside of the work area by a qualified fisheries biologist. The relocation area will be predetermined by CDFW and all individuals relocated will be monitored for stress and abnormalities.

- Activities conducted in South Fork Bishop Creek shall be generally limited to periods of low flow.

- The construction contractor shall implement BMPs for structure maintenance/ modification over or adjacent to water. The BMPs would include measures that prevent debris and spoils from entering waterways; use of attachments on construction equipment to catch debris and spoils; use of approved covers or platforms to collect debris and spoils; stockpiling of accumulated debris and waste generated during demolition away from watercourses; and ensuring safe passage of wildlife, as necessary.

- Prior to any construction activities on the Project site, the Permittee will implement a Worker Environmental Awareness Program (WEAP) to educate on-site workers about sensitive environmental issues associated with the Project. The program will be administered to all on-site personnel, including the Permittee's personnel, contractors, and all subcontractors, prior to the employee's commencing work on the site. The WEAP will include but not be limited to protected species and species of special concern that have potential to occur within the Project footprint.

Special-Status Birds and Nesting Migratory Birds and Raptors

Special-status birds, migratory birds, and raptors protected under federal, State, and/or local laws and policies have the potential to nest and forage within the Study Area, including Swainson's hawk and

Cooper's hawk. Although no active nests were observed during the field survey, the Study Area and adjacent land contain suitable habitat to support a variety of nesting birds within trees, shrubs, structures, and on bare ground.

Active nests and nesting birds are protected by the California Fish and Game Code Sections 3503 and 3503.5, 3513, and the MBTA. Ground-disturbing and other construction activities, including vegetation clearing, tree removal/trimming, and construction, could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground-disturbing activity should be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, the following measures are recommended:

- If construction activities occur during the nesting season, a Qualified Biologist should conduct a nesting bird survey to determine the presence of active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible, and the surrounding 0.25 mile of the Study Area should be surveyed for active Swainson's hawk nests, where accessible. The nesting bird survey should be conducted approximately seven days prior to the commencement of ground-disturbing or other construction activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report should be prepared to document the survey and be provided to the project proponent, and no additional surveys are recommended. If development does not commence within seven days of the nesting bird survey, or halts for more than seven days, then an additional survey is recommended prior to starting or resuming work within the nesting season.
    - If active nests are found, then the Qualified Biologist should establish a species-specific buffer to prohibit development activities near the nest to avoid and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances may range from 30 feet for some songbirds up to 0.25 mile for Swainson's hawk. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. The need for nest monitoring would be determined by the qualified biologist based upon the species nesting and the location of the nest in relation to the project disturbance area, proposed levels of project disturbance, and existing disturbance levels. If active nests are found within any trees slated for removal/trimming, then an appropriate buffer should be established around the nest, and no construction should occur until a qualified biologist determines that the nest has successfully fledged and/or is no longer active. Nest avoidance buffer distances may need to be expanded if the biologist determines that the initial avoidance buffer is still resulting in avoidance behavior from the adults.
- If construction occurs outside of the nesting bird season (September 1 to January 31), a nesting bird survey would not be required.

Special-Status Bats

Western mastiff bat, Townsend's big-eared bat, and spotted bat have some potential to roost in trees and structures within the Study Area. No evidence of active bat roosts was observed during the survey; however, suitable roosting habitat is present, and impacts on bat roosts may occur during

tree/vegetation removal and if in proximity to construction activities. The following measures are recommended to avoid potential impacts to special-status bat species:

- A Qualified Biologist should conduct a pre-construction survey approximately seven days prior to the commencement of ground-disturbing or other construction activities to identify potential roost locations for special-status bats within the Study Area. Suitable roost locations should be identified and investigated for the presence of bats, if accessible. If no suitable roost locations are observed, a letter report should be prepared to document the survey, and no additional measures are recommended.

- If a suitable roost is observed in a tree slated for removal or trimming, those trees should be removed in two steps over a period of two days. On the first day, all branches that do not contain roosting habitat should be removed (tree roosting habitat for pallid bat, Townsend's big-eared bat, and spotted bat includes tree crevices, hollows, and large exfoliating bark pieces). The remaining portion of the tree should be removed on the second day. All branch removal should be conducted using chainsaws or similar handheld equipment.

- Tree trimming and/or tree removal should be scheduled between March 1 and April 15 prior to parturition of pups or between September 1 and October 15 prior to hibernation periods.

- If bats are present and roosting in the Study Area, then the biologist should establish an appropriate no-disturbance buffer around the roost site. No construction activities should occur within the no-disturbance buffer until a qualified biologist has determined the roost is no longer active. Additional mitigation measures for bat species, such as the installation of bat boxes or alternate roost structures, would be recommended only if special-status bat species are found to be roosting within the project area. Consultation with the California Department of Fish and Wildlife (CDFW) may also be required if special-status bats are found to be roosting on-site.

Arborist Inventory

The City of Bishop regulates street trees under Chapter Nine of the General Plan for the City of Bishop (City 1993). Currently, eight trees (Tree #1, #447, #448, #449, #450, #451, #460, and #461) will potentially be removed by the project as they are surrounding the building to be demolished. Six of these trees (Tree #447, #448, #449, #450, #451, #461) are protected under the General Plan for the City of Bishop and will require replacement if they are removed as they are located along a roadway. This work will also require an encroachment permit as the work will occur within the City's sidewalk. Two trees, Tree #455 and #456, are currently recommended for removal based on their current condition.

The two trees are located along the southern end of the South Fork Bishop Creek. The trees have exposed roots due to the continuously eroding bankside of the perennial drainage, which creates poor, hazardous structure with potential for the trees to uproot. These trees, while in poor structure, are recommended to be replaced as they provide shade over the perennial drainage on site. Recommended replacement trees can be found in Attachment B. Replacement requirements ultimately depend on the final determination by the City of Bishop.

SUMMARY/CONCLUSIONS

Special-Status Species

HELIX conducted a biological resources evaluation for the proposed Chamber of Commerce/Visitor's Center Replacement Project. Based on a desktop review and a query of databases and lists maintained by the USFWS, CDFW, and CNPS, a total of 55 special-status plant species and 32 special-status animal species were identified as occurring in the project region and were evaluated for the potential to occur on the Study Area or be impacted by the proposed project. Based on the results of a biological reconnaissance survey, the Study Area is generally in a developed area and provides suitable habitat for six regionally occurring wildlife species, and one regionally occurring special-status plant species. Therefore, it is our determination that broadleaf pondweed, Owens sucker, Cooper's hawk, Swainson's hawk, pallid bat, Townsend's big-eared bat, and spotted bat could occur within the Study Area and potentially be impacted by the proposed project. Surveys and avoidance measures have been provided to avoid or minimize impacts on these potentially occurring special-status species.

Migratory Birds

There is potential for common native raptors and other migratory birds to nest in the Study Area or on adjacent properties and be impacted by the proposed project if they were to occur during the nesting season. Implementation of the recommended mitigation measure for nesting bird surveys would reduce the potential for project impacts to nesting birds to less than significant.

Aquatic Resources

The perennial drainage (0.10 acre) within the Study Area is likely to be considered a water of the U.S. and State subject to USACE and RWQCB jurisdiction under Sections 404 and 401 of the CWA as well as CDFW jurisdiction under Section 1600 of the Fish and Game Code. In the event that any aquatic resources are determined to be jurisdictional, the project proponent will be required to apply for appropriate permits to remove existing structures within aquatic resources and any mitigation measures contained in the permits will require implementation prior to removing existing structures within any onsite features deemed subject to regulation.

Arborist Inventory

Six street trees will potentially be removed by the project, requiring replacement under the General Plan for the City of Bishop. Two trees along the perennial drainage on site are currently recommended for removal.

We appreciate the opportunity to assist you on this project. Feel free to contact me with any questions at 916-435-1205.

Sincerely,



Kate Valdez
Biologist / ISA-Certified Arborist (WE-367312A)

Attachments:

A – Figures
B – Regulatory Context
C – Database Query Results
D – Potential for Regionally Occurring Special-Status Species to Occur in the Study Area
E – Species Observed in the Study Area
F – Tree Data
G – Site Photographs

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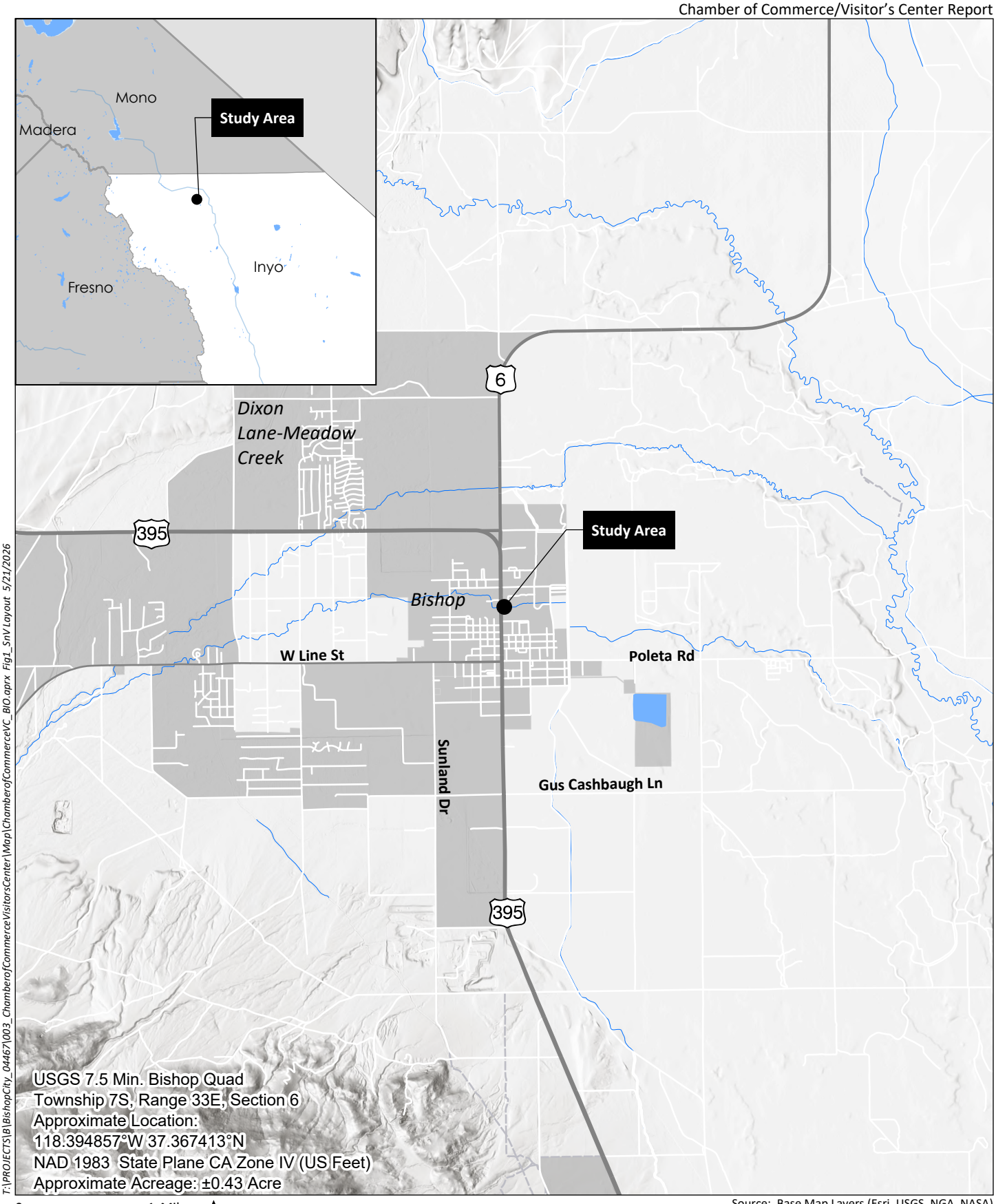
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Attachment A

Figures



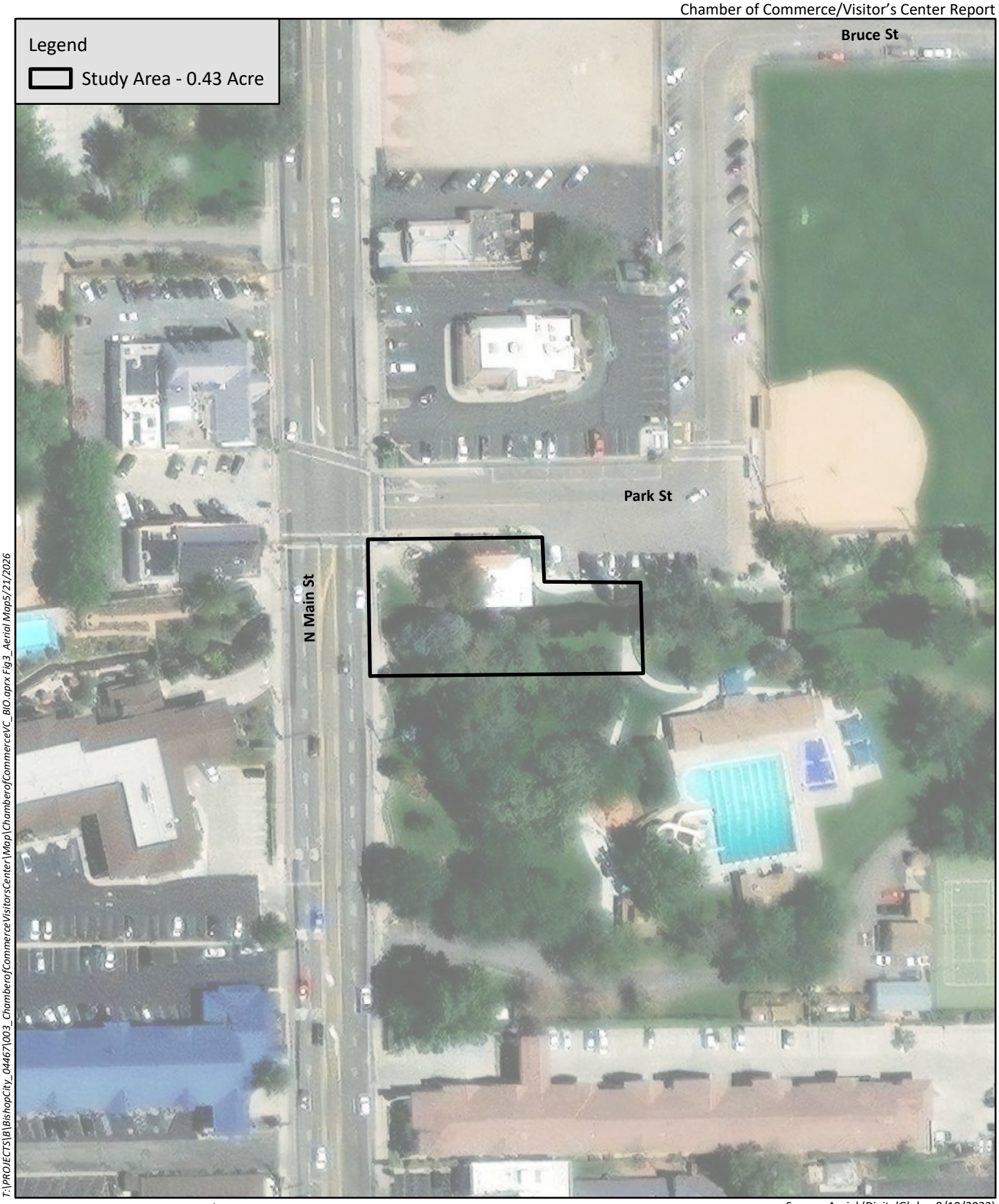
T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_BIO.aprx Fig1_SnV Layout 5/21/2026

Source: Base Map Layers (Esri, USGS, NGA, NASA)

HELIX Environmental Planning

Site and Vicinity Map

Figure 1



T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_BIO.aprx Fig3_Aerial Map5/21/2026

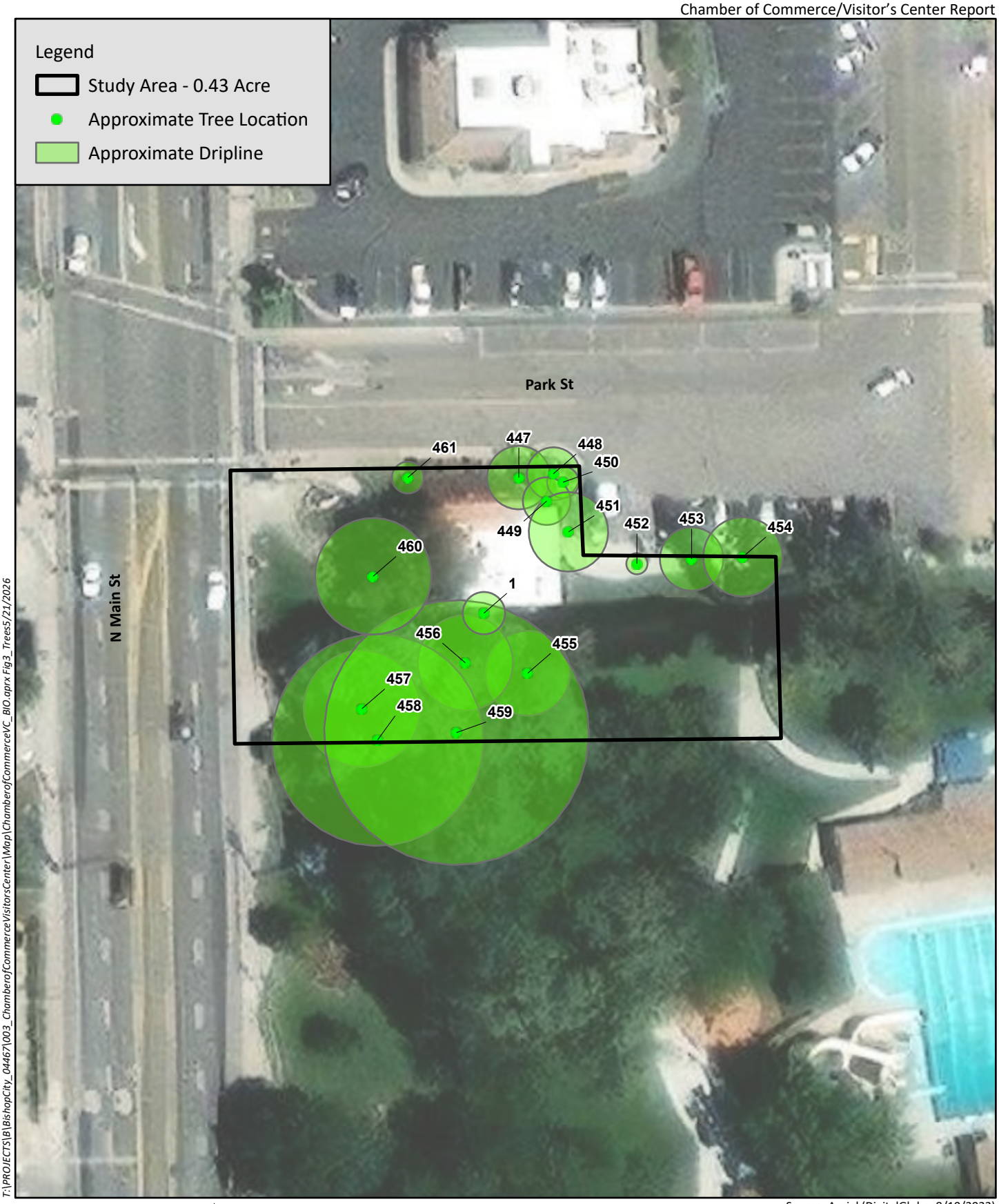
0 100 Feet

Source: Aerial (DigitalGlobe, 8/10/2022)

HELIX Environmental Planning

Aerial Map

Figure 2



T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_BIO.aprx Fig3_Trees5/21/2026

0 50 Feet

Source: Aerial (DigitalGlobe, 8/10/2022)

HELIX Environmental Planning

Approximate Tree Locations

Figure 3



T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_BIO.aprx Fig5_Bio Comms6/19/2026

Source: Aerial (DigitalGlobe, 8/10/2022)

HELIX Environmental Planning

Biological Communities

Figure 4



T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_BIO.aprx Fig4_Soil Layout6/19/2026

Source: NRCS, 2026; Aerial (DigitalGlobe, 8/10/2022)

HELIX Environmental Planning

Soils Map

Figure 5

Attachment B

Regulatory Context

REGULATORY SETTING

Federal, state, and local environmental laws, regulations, and policies relevant to the California Environmental Quality Act (CEQA) review process are summarized below. The applicable CEQA significance criteria are also included in this section.

Federal Regulations

Federal Endangered Species Act

The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the "take" of endangered or threatened wildlife species. "Take" is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

In the context of the proposed project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) would be initiated if development resulted in take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by several state and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior.

The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (Eagle Act) prohibits the taking or possession of and commerce in bald and golden eagles with limited exceptions. Under the Eagle Act, it is a violation to "*take, possess, sell, purchase, barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, or golden eagle, alive or dead, or any part, nest, or egg, thereof.*" Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, and disturb. Disturb is further defined in 50 CFR Part 22.3 as "*to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.*"

State Jurisdiction

California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Wildlife (CDFW), when preparing CEQA documents. The purpose is to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code (FGC) §2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

California Department of Fish and Game Codes

California Fish and Game Code Sections 3503 and 3800 prohibit the possession, take, or needless destruction of birds, their nests, and eggs, and the salvage of dead nongame birds. California Fish and Game Code Subsection 3503.5 protects all birds in the orders of Falconiformes and Strigiformes (birds of prey). Fish and Game Code Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take.

Native Plant Protection Act

The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants protected under the NPPA. The NPPA prohibits take of endangered or rare native plants, with some exceptions for agricultural and nursery operations and emergencies. Vegetation removal from canals, roads, and other sites, changes in land use, and certain other situations require proper advance notification to CDFW.

California Environmental Quality Act

Under the California Environmental Quality Act of 1970 (CEQA; Public Resources Code Section 21000 et seq.), lead agencies analyze whether projects would have a substantial adverse effect on a candidate, sensitive, or special-status species (Public Resources Code Section 21001(c)). These "special-status" species generally include those listed under FESA and CESA, and species that are not currently protected by statute or regulation but would be considered rare, threatened, or endangered under the criteria included in CEQA Guidelines Section 15380. Therefore, species that are considered rare are addressed under CEQA regardless of whether they are afforded protection through any other statute or regulation. The California Native Plant Society (CNPS) inventories the native flora of California and ranks species

according to rarity; plants ranked as 1A, 1B, 2A, 2B, and 3 are generally considered special-status species under CEQA.[1]

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare if it can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants and animals.

Nesting Birds

California Fish and Game Code Sections 3503 and 3800 prohibit the possession, take, or needless destruction of birds, their nests, and eggs, and the salvage of dead nongame birds. California Fish and Game Code Subsection 3503.5 protects all birds in the orders of Falconiformes and Strigiformes (birds of prey). Fish and Game Code Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take.

Jurisdictional Waters

Federal Jurisdiction

On May 25, 2023, the United States (U.S.) Supreme Court issued a decision in the case of Sackett v. Environmental Protection Agency (Supreme Court of the United States 2023), which will ultimately influence how federal waters are defined. The May 25, 2023, Supreme Court decision in Sackett v. Environmental Protection Agency determined that "the CWA extends to only those 'wetlands with a continuous surface connection to bodies that are "waters of the U.S." in their own right,' so that they are 'indistinguishable' from those waters." The U.S. Environmental Protection Agency (USEPA) and the U.S. Army Corps of Engineers (USACE) after review of the decision issued a final rule to replace the 2023 rule that amends the "Revised Definition of "Waters of the U.S." to conform key aspects of the regulatory text to the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett v. Environmental Protection Agency*.

Unless considered an exempt activity under Section 404(f) of the Federal Clean Water Act, any person, firm, or agency planning to alter or work in "waters of the U.S.," including the discharge of dredged or fill material, must first obtain authorization from the USACE under Section 404 of the Clean Water Act (CWA; 33 USC 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Activities exempted under Section 404(f) are not exempted within navigable waters under Section 10.

The Clean Water Act (33 United States Code [USC] 1251-1376) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

[1] The California Rare Plant Rank system can be found at: http://www.cnps.org/cnps/rareplants/ranking.php.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. obtain a state certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the U.S.

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into waters of the U.S. (including wetlands). Implementing regulations by USACE are found at 33 CFR Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the USEPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there were no practicable alternative that would have less adverse impacts.

State Jurisdiction

Regional Water Quality Control Board

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by section 401 of the Federal CWA. Although the CWA is a Federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Boards are the authorities that certify that the issuance of a federal license or permit does not violate California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the WQC for discharges requiring USACE's permits for fill and dredge discharges within waters of the U.S. and now also implements the State's wetland protection and hydromodification regulation program under the Porter-Cologne Water Quality Control Act.

On May 28, 2020, the SWRCB implemented the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures) for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California (SWRCB 2019). The Procedures consist of four major elements:

I. A wetland definition;

II. A framework for determining if a feature that meets the wetland definition is a water of the State;

III. Wetland delineation procedures; and

IV. Procedures for the submittal, review, and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities.

Under the Procedures and the State Water Code (Water Code §13050(e)), "waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State." Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill

material to waters of the State, which includes waters of the U.S. and non-federal waters of the State, requires filing of an application under the Procedures.

More specifically, a wetland is defined as: "*An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation*." The wetland definition encompasses the full range of wetland types commonly recognized in California, including some features not protected under federal law, and reflects current scientific understanding of the formation and functioning of wetlands (SWRCB 2019).

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act, Water Code Section 13000 *et seq*.) is California's statutory authority for the protection of water quality in conjunction with the federal CWA. The Porter-Cologne Act requires the SWRCB and RWQCBs under CWA to adopt and periodically update water quality control plans or basin plans. Basin plans are plans in which beneficial uses, water quality objectives, and implementation programs are established for each of the nine regions in California. The Porter-Cologne Act also requires dischargers of pollutants or dredged or fill material to notify the RWQCBs of such activities by filing Reports of Waste Discharge and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements, National Pollution Discharge Elimination System (NPDES) permits, Section 401 water quality certifications, or other approvals.

California Department of Fish and Wildlife

CDFW is a trustee agency that has jurisdiction under Section 1600 *et seq.* of the California FGC. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will "*substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds…except when the department has been notified pursuant to Section 1601.*" Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over four inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow the protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends submitting an application for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

CEQA Significance

Section 15064.7 of the State CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely on the guidance provided by the expanded Initial Study Checklist, contained in Appendix G of the State CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS;

- Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

- 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;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and

- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously, conflict with local, state, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant, according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

California Native Plant Society

The California Native Plant Society (CNPS) maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the *Inventory of Rare and Endangered Vascular Plants of California*. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS Rare Plant Ranking System:

Rank 1A: Plants presumed Extinct in California and either rare or extinct elsewhere

Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere

Rank 2A: Plants presumed extirpated in California but common elsewhere

Rank 2B: Plants Rare, Threatened, or Endangered in California, but more common elsewhere

Rank 3: Plants about which we need more information – A Review List

Rank 4: Plants of limited distribution – A Watch List

All plants appearing on CNPS Rank 1 or 2 are considered to meet CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, the CNPS recommends that all Rank 3 and Rank 4 plants be evaluated for consideration under

CEQA. Furthermore, the CNPS Rare Plant Rankings include levels of threat for each species. These threat ranks include the following:

> 0.1 -Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat);
>
> 0.2 - Moderately threatened in California (20 to 80 percent occurrences threatened/moderate degree and immediacy of threat); and
>
> 0.3 - Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known).

Threat ranks do not designate a change of environmental protections, so that each species (i.e., CRPR 1B.1, CRPR 1B.2, CRPR 1B.3, etc.) should be fully considered during preparation of environmental documents under the CEQA process.

California Department of Fish and Wildlife Species of Concern

Some additional fish, amphibian, reptile, bird, and mammal species may receive consideration by CDFW and lead agencies during the CEQA process, in addition to species that are formally listed under FESA and CESA or are fully protected. These species are included on the *Special Animals List*, which is maintained by CDFW. This list tracks species in California whose numbers, reproductive success, or habitat may be in decline. In addition to "Species of Special Concern" (SSC), the *Special Animals List* includes species that are tracked in the California Natural Diversity Database (CNDDB) but warrant no legal protection. These species are identified as "California Special Animals" (CSA).

Local Regulations

General Plan for the City of Bishop, Chapter Nine – Conservation/Open Space

The City of Bishop regulates street trees under Chapter Nine of the General Plan for the City of Bishop, stating "Trees located along roadways should be preserved or replaced if maintenance requires their removal." Work occurring within the City's public right of way or on City-owned paved areas, including streets, sidewalks, alleys, and public parking lots, will require an encroachment permit.

Replacement trees should be trees from the following lists:

A. Approved Trees (No Power Lines)

Botanical Name	Common Name
Gingko biloba	Maindenhair Tree
Koelreuteria paniculata	Golden Rain Tree
Liriodendron tulipifera	Tulip Tree

Sophora japonica	Pagoda Tree
Ulmus parvifolia	Chinese Elm
Zelkova serrata	Sawleaf Zelkova

B. Approved Trees (Anywhere)

Botanical Name	**Common Name**
Cercis canadensis	Eastern Redbud
Cercis reniformis "Oklahoma"	Oklahoma Redbud
Lagerstroemia indica	Crape Myrtle
Pistacia chinensis	Chinese Pistache
Robinia ambigua "Idahoensis"	Idaho Locust

Attachment C

Database Query Results

CALIFORNIA NATIVE PLANT SOCIETY

CNPS Rare Plant Inventory

Search Results

55 matches found. Click on scientific name for details

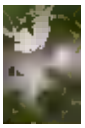
Search Criteria: , CRPR is one of [**1A:1B:2A:2B:3**] , Fed List is one of [**FE:FT:FC:None**] **or** State List is one of [**CE:CT:CR:CC:None**] , 9-Quad include [**3711833:3711823:3711843:3711844:3711845:3711824:3711835:3711834:3711825**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Aliciella triodon	coyote gilia	Polemoniaceae	annual herb	Apr-Jun	None	None	G5	S2	2B.2		2006-10-04	 © 2020 Steve Matson
Allium atrorubens var. *atrorubens*	Great Basin onion	Alliaceae	perennial bulbiferous herb	May-Jun	None	None	G4T4	S2	2B.3		1994-01-01	 © 2021 Steve Matson
Arabis repanda var. *greenei*	Greene's rockcress	Brassicaceae	perennial herb	Jun-Aug	None	None	G5T3Q	S3	3.3	Yes	2001-01-01	No Photo Available
Astragalus argophyllus var. *argophyllus*	silver-leaved milk-vetch	Fabaceae	perennial herb	May-Jul	None	None	G5T4	S2	2B.2		1980-01-01	 © 2020 Steve Matson
Astragalus lentiginosus var. *piscinensis*	Fish Slough milk-vetch	Fabaceae	perennial herb	Jun-Jul	FT	None	G5T1	S1	1B.1	Yes	1980-01-01	No Photo Available
Astragalus serenoi var. *shockleyi*	Shockley's milk-vetch	Fabaceae	perennial herb	(Apr)May-Jul	None	None	G4T3	S3	2B.2		1988-01-01	No Photo Available
Atriplex gardneri var. *falcata*	falcate saltbush	Chenopodiaceae	perennial herb	May-Aug	None	None	G4T4Q	S2S3	2B.2		2001-01-01	No Photo Available

Blepharidachne kingii	King's eyelash grass	Poaceae	perennial herb	May	None	None	G4	S2	2B.3		1974-01-01	No Photo Available
Boechera dispar	pinyon rockcress	Brassicaceae	perennial herb	Mar-Jun	None	None	G3	S3	2B.3		1994-01-01	No Photo Available
Botrychium crenulatum	scalloped moonwort	Ophioglossaceae	perennial rhizomatous herb	Jun-Sep	None	None	G4	S3	2B.2		1984-01-01	 © 2016 Steve Matson
Calochortus excavatus	Inyo County star-tulip	Liliaceae	perennial bulbiferous herb	Apr-Jul	None	None	G2	S2	1B.1	Yes	1974-01-01	 © 2017 Aaron Schusteff
Carex holmgreniorum	Holmgren's sedge	Cyperaceae	perennial rhizomatous herb	May-Sep	None	None	G1G3	S1	2B.2		2025-06-11	 © 2023 Steve Matson
Carex scirpoidea ssp. *pseudoscirpoidea*	western single-spiked sedge	Cyperaceae	perennial rhizomatous herb	Jul-Sep	None	None	G5T5	S2	2B.2		2001-01-01	No Photo Available
Crepis runcinata	fiddleleaf hawksbeard	Asteraceae	perennial herb	May-Aug	None	None	G5	S3	2B.2		2015-10-26	No Photo Available
Dedeckera eurekensis	July gold	Polygonaceae	perennial deciduous shrub	May-Aug	None	CR	G3	S3	1B.3	Yes	1980-01-01	 © 2007 Steve Matson
Draba lonchocarpa	spear-fruited draba	Brassicaceae	perennial herb	Jun-Jul	None	None	G5	S2S3	2B.3		2001-01-01	No Photo Available
Draba praealta	tall draba	Brassicaceae	perennial herb	Jul-Aug	None	None	G5	S3	2B.3		2001-01-01	No Photo Available
Draba sierrae	Sierra draba	Brassicaceae	perennial herb	Jun-Aug	None	None	G3	S3	1B.3	Yes	1974-01-01	No Photo Available
Elymus salina	Salina Pass wild-rye	Poaceae	perennial rhizomatous herb	May-Jun	None	None	G5	S2S3	2B.3		2001-01-01	No Photo Available

Elymus scribneri	Scribner's wheat grass	Poaceae	perennial herb	Jul-Aug	None	None	G5	S3	2B.3		1974-01-01	No Photo Available
Epilobium palustre	marsh willowherb	Onagraceae	perennial rhizomatous herb	Jul-Sep	None	None	G5	S2	2B.3		2001-01-01	No Photo Available
Eremothera boothii ssp. *intermedia*	Booth's hairy evening-primrose	Onagraceae	annual herb	(May)Jun	None	None	G5T3T4	S3	2B.3		2001-01-01	No Photo Available
Erythranthe bergeri	Berger's monkeyflower	Phrymaceae	annual herb	Apr-May	None	None	G1Q	S1	3		2022-06-21	No Photo Available
Erythranthe calcicola	limestone monkeyflower	Phrymaceae	annual herb	Apr-Jun	None	None	G3	S3	1B.3		2013-06-24	 Steve Matson, 2017
Fimbristylis thermalis	hot springs fimbristylis	Cyperaceae	perennial rhizomatous herb	Jul-Sep	None	None	G4	S1S2	2B.2		1980-01-01	No Photo Available
Grusonia pulchella	beautiful cholla	Cactaceae	perennial stem	May(Jun)	None	None	G3G4	S2	2B.2		1988-01-01	 © 2010 Neal Kramer
Hecastocleis shockleyi	prickle-leaf	Asteraceae	perennial evergreen shrub	May-Jul	None	None	G4	S4	3		1974-01-01	 © 2013 Aaron Schusteff
Ivesia kingii var. *kingii*	alkali ivesia	Rosaceae	perennial herb	May-Aug	None	None	G4T3Q	S2	2B.2		1988-01-01	 © 2008 Steve Matson
Loeflingia squarrosa var. *artemisiarum*	sagebrush loeflingia	Caryophyllaceae	annual herb	Apr-May	None	None	G5T3	S2	2B.2		1974-01-01	No Photo Available
Lupinus magnificus var. *hesperius*	Mcgee Meadows lupine	Fabaceae	perennial herb	Apr-Jun	None	None	G3T1Q	S1	1B.3	Yes	1980-01-01	No Photo Available
Lupinus padrecrowleyi	Father Crowley's lupine	Fabaceae	perennial herb	Jul-Aug	None	CR	G2	S2	1B.2	Yes	1974-01-01	No Photo Available

Lupinus pusillus var. *intermontanus*	intermontane lupine	Fabaceae	annual herb	May-Jun	None	None	G5T5?	S2	2B.3		2001-01-01	No Photo Available
Mentzelia torreyi	Torrey's blazing star	Loasaceae	perennial herb	Jun-Aug	None	None	G4	S2	2B.2		2001-01-01	No Photo Available
Myurella julacea	small mousetail moss	Pterigynandraceae	moss		None	None	G5	S2	2B.3		2001-01-01	 © 2021 Scot Loring
Oryctes nevadensis	Nevada oryctes	Solanaceae	annual herb	Apr-Jun	None	None	G3	S2	2B.1		1974-01-01	No Photo Available
Parnassia parviflora	small-flowered grass-of-Parnassus	Parnassiaceae	perennial herb	Aug-Sep	None	None	G5?	S2	2B.2		2008-12-10	 © 2012 Dylan Neubauer
Petrophytum caespitosum ssp. *acuminatum*	marble rockmat	Rosaceae	perennial evergreen shrub	Aug-Sep	None	None	G5T2	S2	1B.3	Yes	2001-01-01	No Photo Available
Phacelia inyoensis	Inyo phacelia	Hydrophyllaceae	annual herb	Apr-Aug	None	None	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
Phacelia saxicola	stonecrop phacelia	Hydrophyllaceae	annual herb	Apr-Jun(Jul)	None	None	G3?	S2	2B.3		2024-03-07	 © 2019 Aaron Schusteff
Plagiobothrys parishii	Parish's popcornflower	Boraginaceae	annual herb	Mar-Jun(Nov)	None	None	G1	S1	1B.1	Yes	2001-01-01	No Photo Available
Poa lettermanii	Letterman's blue grass	Poaceae	perennial herb	Jul-Aug	None	None	G4	S3	2B.3		2001-01-01	No Photo Available
Pohlia tundrae	tundra thread moss	Mielichhoferiaceae	moss		None	None	G4	S3	2B.3		2001-01-01	 ©2014 Dean Wm. Taylor
Potamogeton robbinsii	Robbins' pondweed	Potamogetonaceae	perennial rhizomatous herb (aquatic)	Jul-Aug	None	None	G5	S3	2B.3		1994-01-01	 ©2014 Dana York

Potentilla morefieldii	Morefield's cinquefoil	Rosaceae	perennial herb	Jul-Sep	None	None	G2	S2	1B.3	Yes	1994-01-01	No Photo Available
Ranunculus hydrocharoides	frog's-bit buttercup	Ranunculaceae	perennial herb (aquatic)	(May)Jun-Sep	None	None	G4	S1	2B.1		1974-01-01	No Photo Available
Sabulina stricta	bog sandwort	Caryophyllaceae	perennial herb	Jul-Sep	None	None	G5	S3	2B.3		2010-04-06	No Photo Available
Sidalcea covillei	Owens Valley checkerbloom	Malvaceae	perennial herb	Apr-Jun	None	CE	G2	S2	1B.1	Yes	1974-01-01	 © 2001 Larry Blakely
Solorina spongiosa	fringed chocolate chip lichen	Peltigeraceae	crustose lichen (terricolous)		None	None	G5	S1	2B.2		2014-03-01	 © 2014 Martin Hutten
Sphenopholis obtusata	prairie wedge grass	Poaceae	perennial herb	Apr-Jul	None	None	G5	S2	2B.2		1974-01-01	No Photo Available
Stuckenia striata	broadleaf pondweed	Potamogetonaceae	perennial rhizomatous (aquatic)	(Jun)Jul-Aug	None	None	G4G5	S2S3	2B.3		2024-01-30	No Photo Available
Suaeda occidentalis	western seablite	Chenopodiaceae	annual herb	Jul-Sep	None	None	G5	S2	2B.3		2001-01-01	 ©2016 Steve Matson
Thelypodium integrifolium ssp. *complanatum*	foxtail thelypodium	Brassicaceae	annual/perennial herb	Jun-Oct	None	None	G5T4T5	S2	2B.2		2001-01-01	No Photo Available
Trichophorum pumilum	little bulrush	Cyperaceae	perennial rhizomatous herb	Aug	None	None	G5	S1	2B.2		1994-01-01	No Photo Available
Triglochin palustris	marsh arrow-grass	Juncaginaceae	perennial rhizomatous herb	Jul-Aug	None	None	G5	S2	2B.3		1980-01-01	No Photo Available
Viola pinetorum ssp. *grisea*	grey-leaved violet	Violaceae	perennial herb	Apr-Jul	None	None	G4G5T3?	S3	1B.2	Yes	1994-01-01	No Photo Available

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Suggested Citation:

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Selected Elements by Element Code

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Bishop (3711834) OR Rovana (3711845) OR Fish Slough (3711844) OR Laws (3711843) OR Tungsten Hills (3711835) OR Poleta Canyon (3711833) OR Mt. Thompson (3711825) OR Coyote Flat (3711824) OR Big Pine (3711823))

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
AAABB01040	***Anaxyrus canorus*** Yosemite toad	Threatened	None	G2	S2	SSC
AAABH01170	***Lithobates pipiens*** northern leopard frog	None	None	G5	S2	SSC
AAABH01340	***Rana sierrae*** Sierra Nevada yellow-legged frog	Endangered	Threatened	G2	S2	WL
ABNKC11011	***Circus hudsonius*** northern harrier	None	None	G5	S3	SSC
ABNKC12040	***Astur cooperii*** Cooper's hawk	None	None	G5	S4	WL
ABNKC12061	***Astur atricapillus*** American goshawk	None	None	G5	S3	SSC
ABNKC19070	***Buteo swainsoni*** Swainson's hawk	None	Threatened	G5	S4	
ABNKC22010	***Aquila chrysaetos*** golden eagle	None	None	G5	S3	FP
ABNKD06090	***Falco mexicanus*** prairie falcon	None	None	G5	S4	WL
ABNRB02022	***Coccyzus americanus occidentalis*** western yellow-billed cuckoo	Threatened	Endangered	G5T2T3	S1	
ABNSB10010	***Athene cunicularia*** burrowing owl	None	Candidate Endangered	G4	S2	SSC
ABNSB13010	***Asio otus*** long-eared owl	None	None	G5	S3?	SSC
ABPAE33043	***Empidonax traillii extimus*** southwestern willow flycatcher	Endangered	Endangered	G5T2	S3	
ABPAU08010	***Riparia riparia*** bank swallow	None	Threatened	G5	S3	
ABPBX24010	***Icteria virens*** yellow-breasted chat	None	None	G5	S4	SSC
ABPBX45030	***Piranga rubra*** summer tanager	None	None	G5	S1	SSC
AFCJB1303J	***Siphateles bicolor snyderi*** Owens tui chub	Endangered	Endangered	G4T1	S1	
AFCJB37171	***Rhinichthys nevadensis nevadensis*** Amargosa speckled dace	None	None	GNRTNR	S2S3	SSC
AFCJC02090	***Catostomus fumeiventris*** Owens sucker	None	None	G3	S3	SSC

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
AFCNB02090	***Cyprinodon radiosus*** Owens pupfish	Endangered	Endangered	G1	S2	FP
AMACC01110	***Myotis volans*** long-legged myotis	None	None	G4G5	S3	
AMACC01230	***Myotis ciliolabrum*** western small-footed myotis	None	None	G5	S3	
AMACC02010	***Lasionycteris noctivagans*** silver-haired bat	None	None	G4	S3S4	
AMACC05032	***Lasiurus cinereus*** hoary bat	None	None	G3G4	S4	
AMACC07010	***Euderma maculatum*** spotted bat	None	None	G4	S3	SSC
AMACC08010	***Corynorhinus townsendii*** Townsend's big-eared bat	None	None	G4	S2	SSC
AMACC10010	***Antrozous pallidus*** pallid bat	None	None	G4	S3	SSC
AMAEA0102L	***Ochotona princeps schisticeps*** gray-headed pika	None	None	G5T4	S2S4	
AMAEB03041	***Lepus townsendii townsendii*** western white-tailed jackrabbit	None	None	G5T5	S3?	SSC
AMAFB02010	***Neotamias alpinus*** Alpine chipmunk	None	None	G4	S3	
AMAFF11033	***Microtus californicus vallicola*** Owens Valley vole	None	None	G5T3	S3	SSC
AMAJA03017	***Vulpes vulpes necator pop. 2*** Sierra Nevada red fox - Sierra Nevada DPS	Endangered	Threatened	G5T1	S1	
AMAJF03010	***Gulo gulo*** wolverine	Threatened	Threatened	G4	S1	FP
ARACB01050	***Elgaria panamintina*** Panamint alligator lizard	None	None	G3	S3	SSC
CTT45310CA	***Alkali Meadow*** Alkali Meadow	None	None	G3	S2.1	
CTT52320CA	***Transmontane Alkali Marsh*** Transmontane Alkali Marsh	None	None	G3	S2.1	
CTT63510CA	***Water Birch Riparian Scrub*** Water Birch Riparian Scrub	None	None	GNR	SNR	
IIHYM24260	***Bombus pensylvanicus*** American bumble bee	None	None	G3G4	S2	
IIHYM24460	***Bombus morrisoni*** Morrison bumble bee	None	None	G3	S1S2	
IIHYM24480	***Bombus crotchii*** Crotch's bumble bee	None	Candidate Endangered	G2	S2	

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
IIHYM73010	***Parnopes borregoensis*** Borrego parnopes cuckoo wasp	None	None	G1G2	S1S2	
IMBIV04220	***Anodonta californiensis*** California floater	None	None	G3	S2?	
IMGASJ0280	***Pyrgulopsis owensensis*** Owens Valley springsnail	None	None	G1G2	S1S2	
IMGASJ0290	***Pyrgulopsis perturbata*** Fish Slough springsnail	None	None	G1	S1	
IMGASJ0360	***Pyrgulopsis wongi*** Wong's springsnail	None	None	G3	S2	
NBMUS4U010	***Myurella julacea*** small mousetail moss	None	None	G5	S2	2B.3
NBMUS5S1B0	***Pohlia tundrae*** tundra thread moss	None	None	G4	S3	2B.3
NLT0028030	***Solorina spongiosa*** fringed chocolate chip lichen	None	None	G5	S1	2B.2
PDAST2R0K0	***Crepis runcinata*** fiddleleaf hawksbeard	None	None	G5	S3	2B.2
PDBOR0V0U0	***Plagiobothrys parishii*** Parish's popcornflower	None	None	G1	S1	1B.1
PDBRA060F0	***Boechera dispar*** pinyon rockcress	None	None	G3	S3	2B.3
PDBRA111F0	***Draba lonchocarpa*** spear-fruited draba	None	None	G5	S2S3	2B.3
PDBRA11210	***Draba praealta*** tall draba	None	None	G5	S3	2B.3
PDBRA112A0	***Draba sierrae*** Sierra draba	None	None	G3	S3	1B.3
PDBRA2N062	***Thelypodium integrifolium ssp. complanatum*** foxtail thelypodium	None	None	G5T4T5	S2	2B.2
PDCAC0D120	***Grusonia pulchella*** beautiful cholla	None	None	G3G4	S2	2B.2
PDCAR0E011	***Loeflingia squarrosa var. artemisiarum*** sagebrush loeflingia	None	None	G5T3	S2	2B.2
PDCAR0G0U0	***Sabulina stricta*** bog sandwort	None	None	G5	S3	2B.3
PDCHE040J0	***Atriplex gardneri var. falcata*** falcate saltbush	None	None	G4T4Q	S2S3	2B.2
PDCHE0P080	***Suaeda occidentalis*** western seablite	None	None	G5	S2	2B.3
PDFAB0F0S1	***Astragalus argophyllus var. argophyllus*** silver-leaved milk-vetch	None	None	G5T4	S2	2B.2

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
PDFAB0F802	***Astragalus serenoi var. shockleyi*** Shockley's milk-vetch	None	None	G4T3	S3	2B.2
PDFAB0FB9E	***Astragalus lentiginosus var. piscinensis*** Fish Slough milk-vetch	Threatened	None	G5T1	S1	1B.1
PDFAB2B2K2	***Lupinus magnificus var. hesperius*** Mcgee Meadows lupine	None	None	G3T1Q	S1	1B.3
PDFAB2B2Z0	***Lupinus padrecrowleyi*** Father Crowley's lupine	None	Rare	G2	S2	1B.2
PDFAB2B3B1	***Lupinus pusillus var. intermontanus*** intermontane lupine	None	None	G5T5?	S2	2B.3
PDHYD0C2F0	***Phacelia inyoensis*** Inyo phacelia	None	None	G2	S2	1B.2
PDHYD0C480	***Phacelia saxicola*** stonecrop phacelia	None	None	G3?	S2	2B.3
PDLOA031S0	***Mentzelia torreyi*** Torrey's blazing star	None	None	G4	S2	2B.2
PDMAL11040	***Sidalcea covillei*** Owens Valley checkerbloom	None	Endangered	G2	S2	1B.1
PDONA03056	***Eremothera boothii ssp. intermedia*** Booth's hairy evening-primrose	None	None	G5T3T4	S3	2B.3
PDONA060R0	***Epilobium palustre*** marsh willowherb	None	None	G5	S2	2B.3
PDPGN06010	***Dedeckera eurekensis*** July gold	None	Rare	G3	S3	1B.3
PDPHR01010	***Erythranthe calcicola*** limestone monkeyflower	None	None	G3	S3	1B.3
PDPLM041T0	***Aliciella triodon*** coyote gilia	None	None	G5	S2	2B.2
PDRAN0L190	***Ranunculus hydrocharoides*** frog's-bit buttercup	None	None	G4	S1	2B.1
PDROS0X092	***Ivesia kingii var. kingii*** alkali ivesia	None	None	G4T3Q	S2	2B.2
PDROS18010	***Petrophytum caespitosum ssp. acuminatum*** marble rockmat	None	None	G5T2	S2	1B.3
PDROS1B2R0	***Potentilla morefieldii*** Morefield's cinquefoil	None	None	G2	S2	1B.3
PDSAX0P0A0	***Parnassia parviflora*** small-flowered grass-of-Parnassus	None	None	G5?	S2	2B.2
PDSOL0Q010	***Oryctes nevadensis*** Nevada oryctes	None	None	G3	S2	2B.1
PDVIO04431	***Viola pinetorum ssp. grisea*** grey-leaved violet	None	None	G4G5T3?	S3	1B.2

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
PMCYP03A34	***Carex holmgreniorum*** Holmgren's sedge	None	None	G1G3	S1	2B.2
PMCYP03C85	***Carex scirpoidea ssp. pseudoscirpoidea*** western single-spiked sedge	None	None	G5T5	S2	2B.2
PMCYP0B0N0	***Fimbristylis thermalis*** hot springs fimbristylis	None	None	G4	S1S2	2B.2
PMCYP0Q250	***Trichophorum pumilum*** little bulrush	None	None	G5	S1	2B.2
PMJCG02040	***Triglochin palustris*** marsh arrow-grass	None	None	G5	S2	2B.3
PMLIL02061	***Allium atrorubens var. atrorubens*** Great Basin onion	None	None	G4T4	S2	2B.3
PMLIL0D0F0	***Calochortus excavatus*** Inyo County star-tulip	None	None	G2	S2	1B.1
PMPOA0X020	***Blepharidachne kingii*** King's eyelash grass	None	None	G4	S2	2B.3
PMPOA2H170	***Elymus scribneri*** Scribner's wheat grass	None	None	G5	S3	2B.3
PMPOA4Z1H0	***Poa lettermanii*** Letterman's blue grass	None	None	G4	S3	2B.3
PMPOA5T030	***Sphenopholis obtusata*** prairie wedge grass	None	None	G5	S2	2B.2
PMPOA6P010	***Elymus salina*** Salina Pass wild-rye	None	None	G5	S2S3	2B.3
PMPOT030K0	***Stuckenia striata*** broadleaf pondweed	None	None	G4G5	S2S3	2B.3
PMPOT030Z0	***Potamogeton robbinsii*** Robbins' pondweed	None	None	G5	S3	2B.3
PPOPH010L0	***Botrychium crenulatum*** scalloped moonwort	None	None	G4	S3	2B.2

Record Count: 97

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Reno Fish And Wildlife Office
1340 Financial Boulevard, Suite 234
Reno, NV 89502-7147
Phone: (775) 861-6300 Fax: (775) 861-6301

In Reply Refer To: 03/27/2026 23:50:03 UTC
Project Code: 2026-0068982
Project Name: Chamber of Commerce/Visitor's Center Rep

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service (fws.gov).

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries

- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Reno Fish And Wildlife Office
1340 Financial Boulevard, Suite 234
Reno, NV 89502-7147
(775) 861-6300

PROJECT SUMMARY

Project Code: 2026-0068982
Project Name: Chamber of Commerce/Visitor’s Center Rep
Project Type: Commercial Development
Project Description: Building demolition
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@37.367390900000004,-118.39486796243094,14z



Counties: Inyo County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Greater Sage-grouse *Centrocercus urophasianus* Population: Bi-State There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8159 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UM6V7WMUDBEE3MANVNMVXI5IEU/documents/generated/11040.pdf	Proposed Threatened
Southwestern Willow Flycatcher *Empidonax traillii extimus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6749 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UM6V7WMUDBEE3MANVNMVXI5IEU/documents/generated/11040.pdf	Endangered
Yellow-billed Cuckoo *Coccyzus americanus* Population: Western U.S. DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UM6V7WMUDBEE3MANVNMVXI5IEU/documents/generated/11040.pdf	Threatened

FISHES

NAME	STATUS
Owens Pupfish *Cyprinodon radiosus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4982 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UM6V7WMUDBEE3MANVNMVXI5IEU/documents/generated/11040.pdf	Endangered
Owens Tui Chub *Gila bicolor ssp. snyderi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7289 General project design guidelines: https://ipac.ecosphere.fws.gov/project/UM6V7WMUDBEE3MANVNMVXI5IEU/documents/generated/11040.pdf	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.	Proposed Threatened

NAME	STATUS

Species profile: https://ecos.fws.gov/ecp/species/9743
General project design guidelines:
https://ipac.ecosphere.fws.gov/project/UM6V7WMUDBEE3MANVNMVXI5IEU/documents/generated/11040.pdf

FLOWERING PLANTS

NAME	STATUS
Fish Slough Milk-vetch *Astragalus lentiginosus var. piscinensis*	Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/7947

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

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1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper

Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

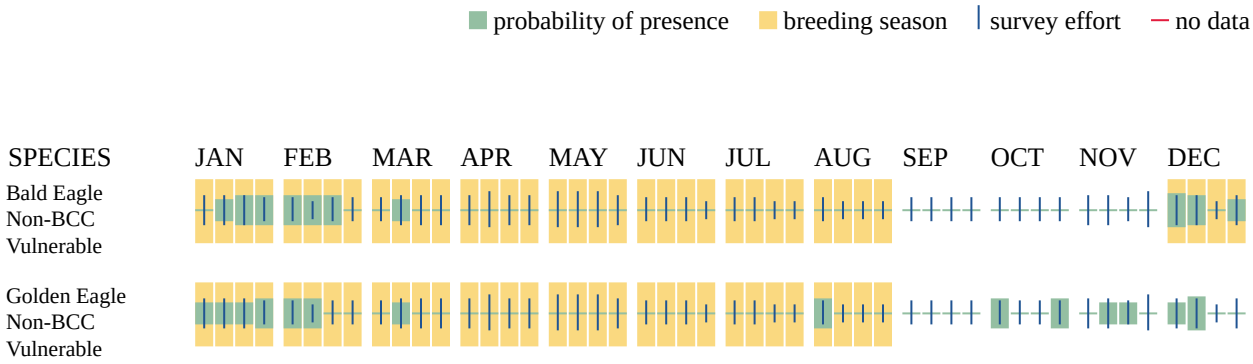
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Avocet *Recurvirostra americana* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11927	Breeds Apr 21 to Aug 10
American White Pelican *pelecanus erythrorhynchos* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/6886	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Black Swift *Cypseloides niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878	Breeds Jun 15 to Sep 10
Black Tern *Chlidonias niger surinamenisis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Broad-tailed Hummingbird *Selasphorus platycercus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11935	Breeds May 25 to Aug 21

NAME	BREEDING SEASON
California Gull *Larus californicus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10955	Breeds Mar 1 to Jul 31
Calliope Hummingbird *Selasphorus calliope* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9526	Breeds May 1 to Aug 15
Cassin's Finch *Haemorhous cassinii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9462	Breeds May 15 to Jul 15
Clark's Grebe *Aechmophorus clarkii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10575	Breeds Jun 1 to Aug 31
Evening Grosbeak *Coccothraustes vespertinus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9465	Breeds May 15 to Aug 10
Forster's Tern *Sterna forsteri* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11953	Breeds Mar 1 to Aug 15
Franklin's Gull *Leucophaeus pipixcan* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10567	Breeds May 1 to Jul 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Lewis's Woodpecker *Melanerpes lewis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9408	Breeds Apr 20 to Sep 30

NAME	BREEDING SEASON
Marbled Godwit *Limosa fedoa* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Northern Harrier *Circus hudsonius* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Olive-sided Flycatcher *Contopus cooperi* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Pinyon Jay *Gymnorhinus cyanocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9420	Breeds Feb 15 to Jul 15
Rufous Hummingbird *Selasphorus rufus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8002	Breeds Apr 15 to Jul 15
Sage Thrasher *Oreoscoptes montanus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9433	Breeds Apr 15 to Aug 10
Virginia's Warbler *Leiothlypis virginiae* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9441	Breeds May 1 to Jul 31
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10669	Breeds Apr 20 to Aug 5

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

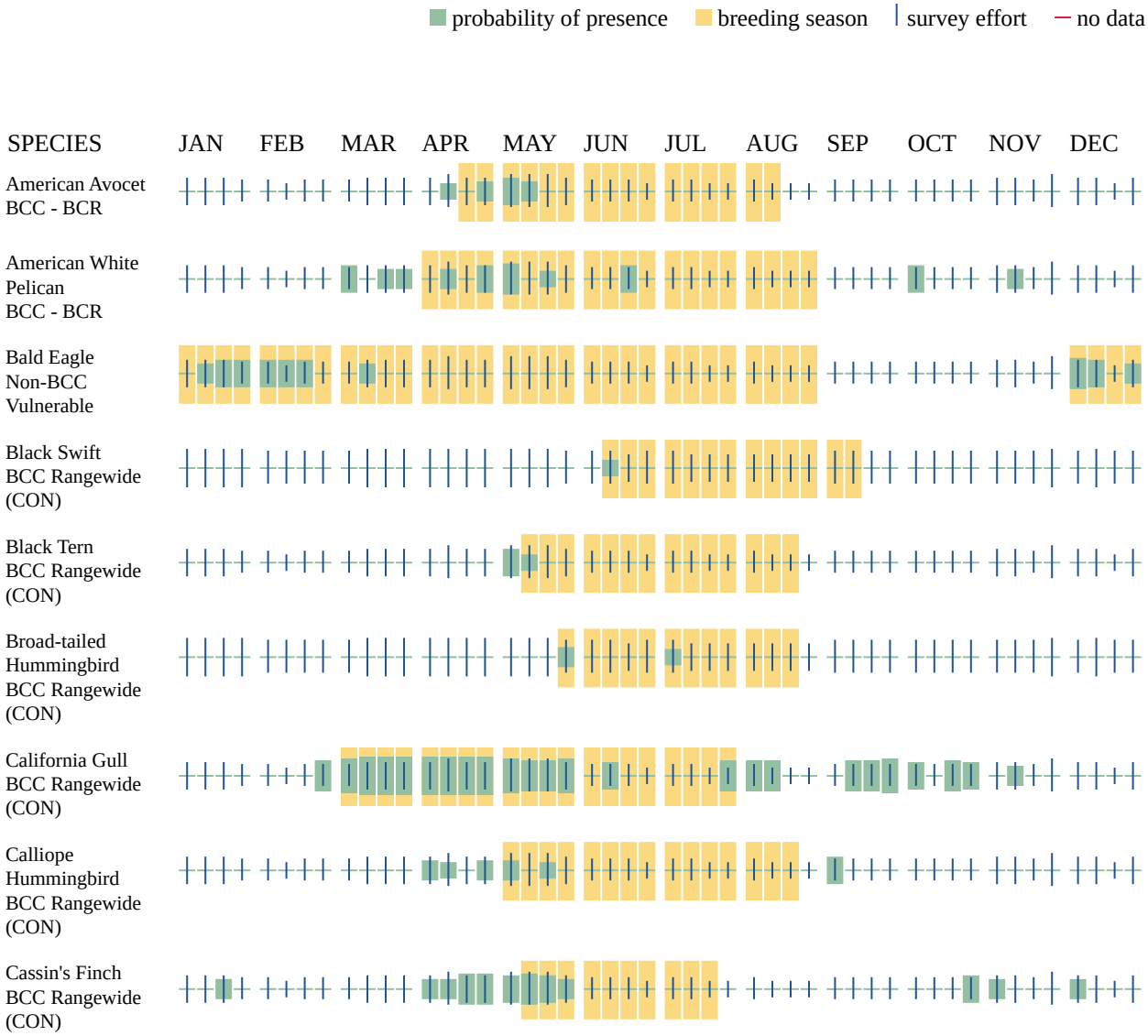
Probability of Presence (■)

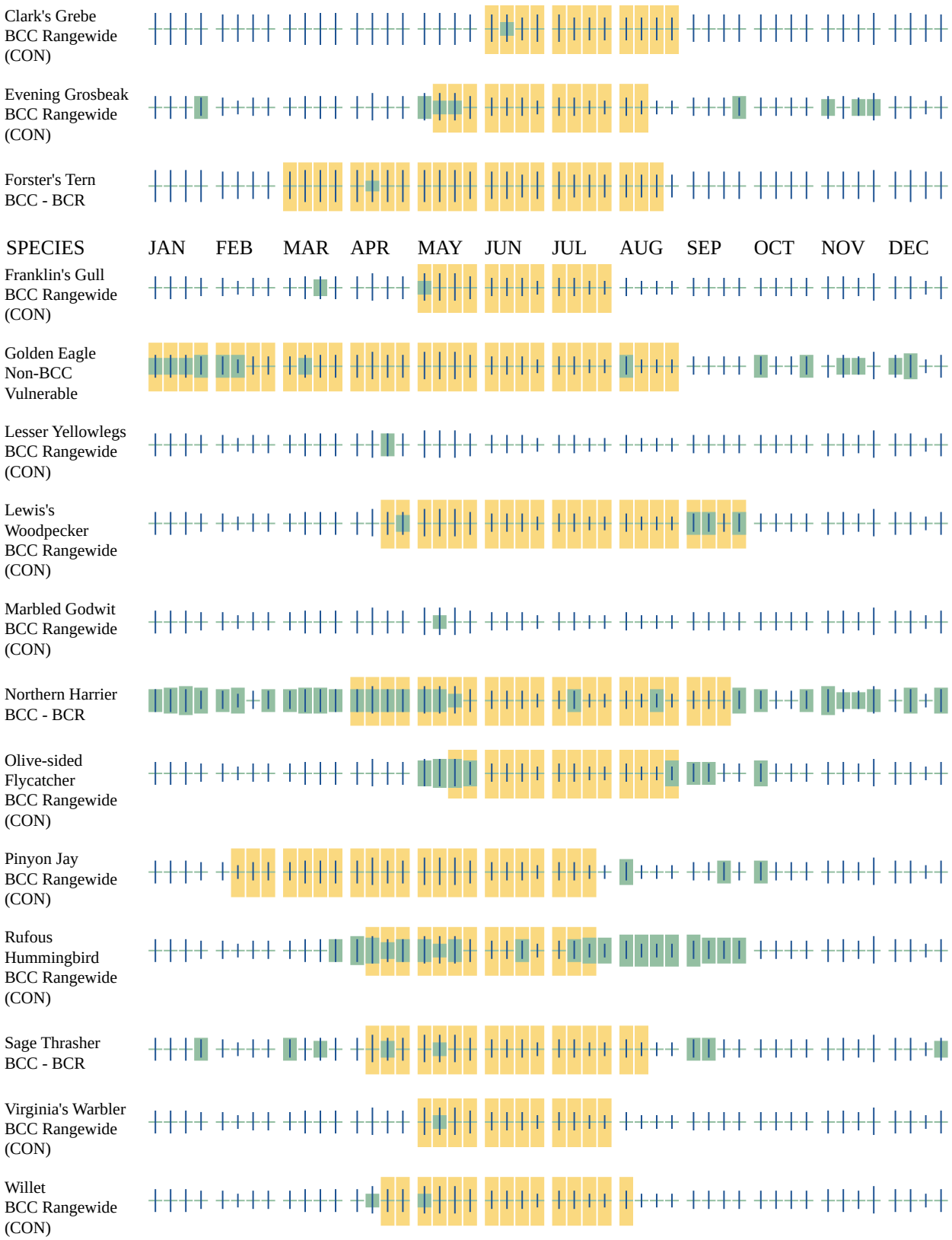
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (▪)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.




Clark's Grebe BCC Rangewide (CON)
Evening Grosbeak BCC Rangewide (CON)
Forster's Tern BCC - BCR
SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Franklin's Gull BCC Rangewide (CON)
Golden Eagle Non-BCC Vulnerable
Lesser Yellowlegs BCC Rangewide (CON)
Lewis's Woodpecker BCC Rangewide (CON)
Marbled Godwit BCC Rangewide (CON)
Northern Harrier BCC - BCR
Olive-sided Flycatcher BCC Rangewide (CON)
Pinyon Jay BCC Rangewide (CON)
Rufous Hummingbird BCC Rangewide (CON)
Sage Thrasher BCC - BCR
Virginia's Warbler BCC Rangewide (CON)
Willet BCC Rangewide (CON)

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R2UBHx

IPAC USER CONTACT INFORMATION

Agency: HELIX Environmental Planning
Name: Kate Valdez
Address: 1677 Eureka Rd
City: Roseville
State: CA
Zip: 95661
Email katev@helixepi.com
Phone: 5306132164

Attachment D

Potential for Regionally Occurring Special-Status Species to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Plants			
Aliciella triodon *Coyote gilia*	--/--/2B.2	An annual herb found in Great Basin scrub and pinyon-juniper woodland from 610 – 1,700 meters elevation. Blooms April – June (CNPS 2023).	**No Potential.** Great Basin scrub and pinyon-juniper woodland do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Allium atrorubens var. *atrorubens* Great Basin onion	--/--/2B.3	A perennial bulbiferous herb found on rocky or sandy soils in Great Basin scrub and pinyon-juniper woodland from 1,200 – 2,315 meters elevation. Blooms May – June (CNPS 2023).	**No Potential.** Great Basin scrub and pinyon-juniper woodland do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Arabis repanda var. *greenei* Greene's rockcress	--/--/3.3	A perennial herb found in talus and granitic rocky or sandy sites in upper montane- and subalpine coniferous forest from 2,345 – 3,600 meters elevation. Taxonomic status is uncertain; synonymous with *Boechera repanda* in Baldwin *et al.* (2012). Blooms June – August (CNPS 2023).	**No Potential.** Upper montane- and subalpine coniferous forest do not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Astragalus argophyllus var. *argophyllus* Silver-leaved milk-vetch	--/--/2B.2	A perennial herb found in saline or alkaline meadows, seeps, and playas from 1,240 – 2,350 meters elevation. Blooms May – July (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Astragalus lentiginosus var. piscinensis Fish Slough milk-vetch	FT/--/1B.1	A perennial herb found on alkaline playas from 1,130 – 1,300 meters elevation. Currently known only from Fish Slough. Blooms June – July (CNPS 2023).	**No Potential.** Alkaline playas do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Astragalus serenoi var. shockleyi Shockley's milk vetch	--/--/2B.2	A perennial herb found on alkaline granitic alluvium in chenopod scrub, Great Basin scrub,	**No Potential.** Chenopod scrub, Great Basin scrub, and pinyon-juniper

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		and pinyon-juniper woodland from 1,500 – 2,320 meters elevation. Blooms (April) May – July (CNPS 2026).	woodland do not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Atriplex gardneri var. falcata Falcate saltbush	--/--/2B.2	A perennial herb found in chenopod scrub and Great Basin scrub from 1,200 – 1,700 meters elevation; often in alkaline microsites. Blooms May – August (CNPS 2026).	**No Potential.** Chenopod scrub and Great Basin scrub do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Blepharidachne kingii King's eyelash grass	--/--/2B.3	A perennial herb found in Great Basin scrub from 1,065 – 2,135 meters elevation; usually on carbonate substrates. Blooms in May (CNPS 2026).	**No Potential.** Great Basin scrub does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Boechera dispar Pinyon rockcress	--/--/2B.3	A perennial herb found on gravelly granitic soils in Joshua tree woodland, pinyon-juniper woodland, and Mojavean desert scrub from 1,200 – 2,540 meters elevation. Blooms March – June (CNPS 2023).	**No Potential.** Joshua tree woodland, pinyon-juniper woodland, and Mojavean desert scrub do not occur in the Study Area. There is one documented occurrence of this species within one mile of the Study Area (CDFW 2026a).
Botrychium crenulatum Scalloped moonwort	--/--/2B.2	A perennial rhizomatous non-flowering plant (pteridophyte) found in bogs, fens, lower and upper montane coniferous forest, meadows and seeps, freshwater marshes, and swamps from 1,258 – 3,280 meters elevation. Reproduces June – September (CNPS 2023).	**No potential.** Suitable habitat types for this species do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Calochortus excavatus Inyo County star-tulip	--/--/1B.1	A perennial bulbiferous herb found in mesic, alkaline microsites in chenopod scrub from 1,150 – 2,000 meters elevation. Widely distributed throughout the Owens and	**No Potential.** Chenopod scrub does not occur in the Study Area. There are two documented occurrences of this species within one

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		Chalfant Valleys. Blooms April – July (CNPS 2023).	mile of the Study Area from 1985 and 1995 (CDFW 2026a).
Carex holmgreniorum Holmgren's sedge	--/--/2B.2	A perennial rhizomatous herb found alkaline soils in meadows, seeps, and playas at 1,275 meters. Blooms from May – December (CNPS 2026).	**No Potential.** The Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Carex scirpoidea ssp. *pseudoscirpoidea* Western single-spiked sedge	--/--/2B.2	A perennial rhizomatous herb found in mesic, often carbonate, microsites in alpine boulder and rock fields, subalpine coniferous forest, meadows, and seeps from 2,990 – 3,700 meters elevation. Blooms July and September (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Crepis runcinata Fiddleleaf hawksbeard	--/--/2B.2	A perennial herb found in mesic, alkaline microsites in Mojavean desert scrub and pinyon- juniper woodland from 1,250 – 2,195 meters elevation. Blooms May – August (CNPS 2023).	**No Potential.** Mojavean desert scrub and pinyon- juniper woodland do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Dedeckera eurekensis July gold	--/SR/1B.3	A moss found on carbonate soils in Mojavean desert scrub from 1,215 -2,200 meters elevation (CNPS 2023).	**No Potential.** Mojavean desert scrub does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Draba lonchocarpa Spear-fruited draba	--/--/2B.3	A perennial herb found on scree derived from carbonate substrates within alpine boulder and rock fields from 3,000 – 3,295 meters elevation. Blooms June – July (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Draba praealta Tall draba	--/--/2B.3	A perennial herb found on mesic soils in meadows and seeps from 2,500 – 3,415 meters elevation. Blooms July – August (CNPS 2026).	**No Potential.** The Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Draba sierrae Sierra draba	--/--/1B.3	A perennial herb found on granitic or carbonate soils in alpine boulder and rock fields from 3,500 – 4,265 meters elevation. Blooms (May) June – August (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Elymus salina Salina Pass wild-rye	--/--/2B.3	A perennial rhizomatous herb found on rocky soils in pinyon-juniper woodland from 1,350 – 2,135 meters elevation. Blooms May – June (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Elymus scribneri Scribner's wheat grass	--/--/2B.3	A perennial herb found in alpine boulder and rock fields from 2,900 – 4,200 meters elevation. Blooms July – August (CNPS 2026).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Epilobium palustre Marsh willowherb	--/--/2B.3	A perennial rhizomatous herb in bogs, fens, and mesic meadows and seeps. No specified elevation. Blooms July – August. Known in CA only from Grass Lake (ELD Co.) and Willow Lake (PLU Co.) (CNPS 2023).	**No potential.** The Study Area is outside of this species' known range. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Eremothera boothii ssp. intermedia Booth's hairy evening primrose	--/--/2B.3	An annual herb found in pinyon-juniper woodland and sandy microsites in Joshua tree woodland from 1,500 – 2,150 meters elevation. Blooms in (May) June (CNPS XXXX).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
			There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Erythranthe bergeri Berger's monkeyflower	--/--/3	An annual herb found in granitic, rocky, and vernally mesic microsites in Great Basin scrub at 1,235 meters elevation. Blooms in April – May (CNPS 2026).	**No Potential.** Great Basin scrub does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Erythranthe calcicole Limestone monkeyflower	--/--/1B.3	An annual herb found usually on carbonate talus slopes in Mojavean desert scrub, pinyon-juniper woodland, and Joshua tree woodland from 915 – 2,165 meters elevation. Blooms April – June (CNPS 2026).	**No Potential.** Mojavean desert scrub, pinyon-juniper woodland, and Joshua tree woodland do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Fimbristylis thermalis Hot springs fimbristylis	--/--/2B.3	A perennial rhizomatous herb found in alkaline microsites near hot springs from 110 – 1,340 meters elevation. Blooms July – September (CNPS 2023).	**No Potential.** Hot springs do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Grusonia pulchella Beautiful cholla	--/--/2B.2	A perennial succulent found on sandy soils in Great Basin scrub and Mojavean desert scrub, and on desert dunes, from 1,500 – 1,980 meters elevation. Blooms in May (June) (CNPS 2026).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Hecastocleis shockleyi Prickle-leaf	--/--/3	A perennial evergreen shrub found on rocky slope and washes, often derived from carbonate, within chenopod scrub and Mojavean desert scrub from 1,200 – 2,200 meters above msl. Blooms May – July (CNPS 2026).	**No Potential. C**henopod scrub and Mojavean desert scrub do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Ivesia kingii var. kingii Alkali ivesia	--/--/2B.2	A perennial herb found on mesic, alkaline, clay soils in Great Basin scrub, meadows, seeps, and playas from 1,200 – 2,130 meters elevation. Known from the Chalfant, Long, and northern Owens valleys. Blooms May – August (CNPS 2023).	**No Potential.** Clay soils do not occur in the Study Area and there is no suitable habitat for this species in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Loeflingia squarrosa var. artemisiarum Sagebrush loeflingia	--/--/2B.2	An annual herb found on sandy soils in Great Basin scrub and Sonoran desert scrub, and on desert dunes, from 700 – 1,615 meters elevation. Blooms April – May (CNPS 2023).	**No Potential.** Great Basin scrub, Sonoran desert scrub, and desert dunes do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Lupinus magnificus var. hesperius McGee Meadows lupine	--/--/1B.3	A perennial herb found on sandy soils in Great Basin scrub and upper montane coniferous forest from 1,260 – 1,830 meters elevation. Blooms April – June (CNPS 2023).	**No Potential.** Great Basin scrub and upper montane coniferous forest do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Lupinus padre-crowleyi Father Crowley's lupine	--/SR/1B.2	A perennial herb found on decomposed granite substrates in Great Basin scrub, riparian scrub, riparian forest, and upper montane coniferous forest from 2,200 – 4,000 meters elevation. Blooms June – August (CNPS 2023).	**No Potential.** Great Basin scrub, riparian scrub, riparian forest, and upper montane coniferous forest do not occur in the Study Area, and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Lupinus pusillus var. intermontanus Intermontane lupine	--/--/2B.3	An annual herb found on sandy soils in Great Basin scrub from 1,220 – 2,060 meters elevation. Blooms May – June (CNPS 2026).	**No Potential.** Great Basin scrub does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Mentzelia torreyi Torrey's blazing star	--/--/2B.2	A perennial herb found on alkaline sandy or rocky, usually volcanic, soils in Great Basin	**No Potential.** Great Basin scrub, Mojavean desert scrub, and pinyon-

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		scrub, Mojavean desert scrub, and pinyon-juniper woodland from 1,170 – 2,835 meters elevation. Blooms June – August (CNPS 2023).	juniper woodland do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Myurella julacea Small mousetail moss	--/--/2B.3	A moss found on damp rock and soil in alpine boulder and rock fields, and subalpine coniferous forest from 2,700 – 3,000 meters elevation. No blooming period (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Oryctes nevadensis Nevada oryctes	--/--/2B.1	An annual herb found on sandy soils in chenopod scrub and Mojavean desert scrub from 1,100 – 2,535 meters elevation. Widely distributed in the Owens Valley. Blooms April – June (CNPS 2023).	**No Potential.** chenopod scrub and Mojavean desert scrub do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Parnassia parviflora Small-flowered grass-of-parnassus	--/--/2B.2	A perennial herb found on mesic soils in meadows and seeps from 2,000 – 2,855 meters elevation. Blooms August – September (CNPS 2023).	**No Potential.** The Study Area is below the elevational range of this species and there is no suitable habitat for this species in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Petrophytum caespitosum ssp. acuminatum Marble rockmat	--/--/1B.3	A perennial evergreen shrub on carbonate or granitic, rocky soils in lower- and upper montane coniferous forests from 1,015 – 2,300 meters elevation. Blooms August – September (CNPS 2023).	**No Potential.** Montane coniferous forests do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Phacelia inyoensis Inyo phacelia	--/--/1B.2	An annual herb found in alkaline meadows and seeps from 915 – 3,200 meters elevation. Widely distributed throughout the Owens,	**No Potential.** Alkaline meadows and seeps do not occur within the Study Area.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		Chalfant, and Long valleys. Blooms April – August (CNPS 2023).	There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Phacelia saxicola Stonecrop phacelia	--/--/2B.3	An annual herb found in gravelly, rocky, and volcanic microsites in Great Basin scrub from 1,270 – 1,890 meters elevation. Blooms April – June (July) (CNPS 2026).	**No Potential.** Great Basin scrub does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Plagiobothrys parishii Parish's popcornflower	--/--/1B.1/BLM, USFS	An annual herb found in mesic alkaline microsites in Great Basin scrub and Joshua tree woodland from 750 – 1,400 meters elevation. Widely distributed in Owens Valley. Blooms March – June (November) (CNPS 2023).	**No Potential.** Great Basin scrub and Joshua tree woodland do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Poa lettermanii Letterman's blue grass	--/--/2B.3	A perennial herb found on sandy or rocky soils in alpine boulder and rock fields from 3,500 – 4,265 meters elevation. Blooms July – August (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Pohlia tundrae Tundra thread moss	--/--/2B.3	A moss found on gravelly, damp soil in alpine boulder and rock fields from 2,700 – 3,000 meters elevation. No blooming period (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Potamogeton robbinsii Robbins' pondweed	--/--/2B.3	A perennial, aquatic rhizomatous herb found in deep water, lakes, marshes and swamps from 1,530 – 3,300 meters elevation. Blooms July – August (CNPS 2023).	**No potential.** The Study Area is below the elevational range for this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Potentilla morefieldii Morefield's cinquefoil	--/--/1B.3	A perennial herb found on carbonate substrates in alpine boulder and rock fields from 3,265 – 4,000 meters elevation. Blooms July – September (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Ranunculus hydrocharoides Frog's-bit buttercup	--/--/2B.1	A perennial aquatic herb found in freshwater marshes and swamps from 1,100 – 2,700 meters elevation. Blooms (May) June – September (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Sabulina stricta Bog sandwort	--/--/2B.3	A perennial herb found in alpine boulder and rock fields, alpine dwarf scrub, and meadows, and seeps from 2,440 – 3,960 meters elevation. Blooms July – September (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Sidalcea covillei Owens Valley checkerbloom	--/SE	A perennial herb found in mesic alkaline microsites in chenopod scrub, meadows, and seeps from 1,095 – 1,415 meters elevation. Widely distributed throughout Owens Valley. Blooms April – June (CNPS 2023).	**No potential.** No chenopod scrub, meadows, or seeps occur within the Study Area. There are two documented occurrences of this species within one mile of the Study Area from 2001 and 2016 (CDFW 2026a).
Solorina spongiosa Fringed chocolate chip lichen	--/--/2B.2	A crustose lichen found on moss mats in carbonate substrates at seeps in subalpine coniferous forest. No elevation range specified. Known from 1 location on Mount Thompson. No blooming period (CNPS 2023).	**No Potential.** The Study Area is outside of this species' known geographical range and suitable habitat for this species does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Sphenopholis obtusata Prairie wedge grass	--/--/2B.2	A perennial herb found in mesic microsites in cismontane woodlands, meadows, and seeps from 300 – 2,000 meters elevation. Blooms April – July (CNPS 2026).	**No Potential.** Cismontane woodlands, meadows, and seeps do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Stuckenia striata Broadleaf pondweed	--/--/2B.3	A perennial rhizomatous aquatic herb that is found in lakes, ponds, rivers, drainage canals, marshes, and swamps from 70 – 2,135 meters elevation. This species blooms from (June) July – August (CNPS 2026).	**Low Potential**. There is suitable habitat in the South Fork of Bishop Creek within the Study Area for this species. However, this species tends to prefer shallow water depths which are not characteristic of the South Fork Bishop Creek. There is one documented occurrence of this species within one mile of the Study Area from 1926 (CDFW 2026a).
Suaeda occidentalis Western seablite	--/--/2B.3	An annual herb found in alkaline mesic microsites in Great Basin scrub from 1,200 – 1,500 meters elevation. Blooms July – September (CNPS 2026).	**No Potential.** Great Basin scrub does not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Thelypodium integrifolium ssp. complanatum Foxtail thelypodium	--/--/2B.2	An annual or perennial herb found in alkaline or subalkaline mesic microsites in seeps and Great Basin scrub from 1,100 – 2,500 meters elevation. Widely distributed in the northern Owens Valley and Long Valley. Blooms June – October (CNPS 2023).	**No Potential.** Seep habitats and Great Basin scrub do not occur within the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Trichophorum pumilum Little bulrush	--/--/2B.2	A perennial rhizomatous herb found on carbonate substrates on riverbanks, bogs, fens, marshes, swamps, and riparian scrub from 2,860 – 3,250 meters elevation. Blooms in August (CNPS 2023).	**No Potential.** The Study Area is below the elevational range for this species and there is no suitable habitat within the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Triglochin palustris Marsh arrow-grass	--/--/2B.3	A perennial rhizomatous herb found in mesic microsites in meadows, seeps, marshes, and subalpine coniferous forests, and freshwater marshes and swamps from 2,285 – 3,700 meters elevation. Blooms July – August (CNPS 2023).	**No Potential.** The Study Area is below the elevational range for this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Viola pinetorum ssp. grisea Grey-leaved violet	--/--/1B.2	A perennial herb found in meadows, seeps, subalpine coniferous forests, and upper montane coniferous forests from 1,500 – 3,400 meters elevation. Blooms April – July (CNPS 2023).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range for this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Animals			
Invertebrates			
Bombus crotchii Crotch's bumble bee	--/SCE/--	Crotch bumble bees occur in grassland and scrub habitats (California Department of Fish and Wildlife [CDFW] 2019). New colonies are initiated by solitary queens, generally in the early spring, which typically occupy abandoned rodent burrows (CDFW 2019). This species is a generalist forager and has been reported visiting a wide variety of flowering plants. A short-tongued bumble bee; food plants include *Asclepias* spp., *Antirrhinum* spp., *Clarkia* spp., Eschscholzia spp., Eriogonum spp., Chaenactis spp., *Lupinus* spp., *Medicago* spp., *Phacelia* spp., and *Salvia* spp. (Koch et al. 2012). The flight period for queens in California is from February to October. New queens hibernate over the winter and initiate a new colony the following spring (CDFW 2019). Rare throughout its range and in decline in the Central Valley and southern California (CDFW 2019).	**No Potential.** Suitable habitat for this species does not occur in the Study Area. Suitable foraging habitat and burrows were not observed during the site visit.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Danaus plexippus pop. 1 Monarch butterfly	FC/--/--	The federal listing on December 17, 2020, was for overwintering populations of Monarch butterflies that roost in wind protected tree groves, especially with *Eucalyptus* sp., and species of pine or cypress with nectar and water sources nearby. Winter roost sites extend along the coast from Mendocino County to Baja California. As caterpillars, monarchs feed exclusively on the leaves of milkweed (*Asclepias* sp.) (Nial et al. 2019 and USFWS 2020). Monarch butterfly migration routes pass east over the Sierra Nevada in the fall and back to the California coast in the spring (USFWS 2020). The overwintering population is located along the Coast while summer breeding areas occur in interior California and North America with spring breeding areas located further east (USFWS 2020).	**Low Potential.** Plant species necessary for development were not observed in the Study Area and the Study Area is not located in a known winter roost zone. Individual butterflies have a low potential to fly over the Study Area during migration but are not expected to be impacted by the project. Because this species is only expected to temporarily pass through the Study Area, no avoidance and minimization measures are recommended for this species, and it is not discussed further in this report. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Fishes			
Catostomus fumeiventris Owens sucker	--/--/SSC	Medium (15 cm) fish common throughout the Owens River and Bishop Creek systems. Found in streams with long reaches, few riffles, and fine substrates with few cobbles, and found in lakes near the bottom, regardless of depth (Moyle et al. 2015).	**High Potential.** This species is known to occur in the Bishop Creek system. There are three documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Cyprinodon radiosus Owens pupfish	FE/SE/--	A small fish (< 2.5 inches in length) that is currently known from 4 locations: Fish Slough, Mule Springs, well 368, and Warm Springs (USFWS 2009a). This species congregates in small schools, feeds mostly on aquatic insects, and spawns over soft substrates in the spring and summer. Non-native predators such as bass, brown trout, and bluegill pose a serious threat to this species (USFWS 2009a).	**No Potential.** The Study Area is outside of the known range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Rhinichthys nevadensis ssp. nevadensis Amargosa speckled dace	--/--/SSC	Amargosa speckled dace are a smaller cyprinid who rarely reach 60 millimeters in total length. This species is confined to Amargosa River in Amargosa canyon and its tributaries like Willow Creek and Willow Creek Reservoir. Willow Creek is a small, clear stream with low water clow, but Willow Creek Reservoir is turbid with dense stands of salt-cedar and cattails on its periphery (CDFW 2026).	**No Potential.** The Study Area is outside of the known range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Siphateles bicolor ssp. snyderi Owens tui chub	FE/SE/--	An endemic fish (1.5 -18 cm) to the Owens Basin that inhabits clear, slow-moving water with aquatic vegetation and cover. Spawning occurs in late winter to early summer, usually over gravel or aquatic vegetation (USFWS 2009b). Presumed extirpated in the wild or genetically swamped by hybridization with exotic Lahontan tui chub (USFWS 1998). Currently restricted to six isolated sites, all of which have been artificially created or altered and include: Little Hot Creek Pond, Hot Creek Headwaters, Sotcher Lake, Upper Owens Gorge, White Mountain Research Station, and Mule Spring (USFWS 2009b).	**No Potential.** The Study Area is outside of the known six sites that this species is known to occur in. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Amphibians			
Anaxyrus canorus Yosemite toad	FT/--/SSC	A high elevation toad that breeds in wet meadows and snowmelt pools from 1,460 – 3,360 m. This species has a maximum known upland movement of 1.09 miles from breeding ponds. In uplands, springheads and seeps are important upland habitat for this species. They also utilize ground cover, such as mammal burrows, logs, rocks (USFWS 2014).	**No Potential.** There is no suitable upland or breeding habitat for this species in the Study Area, and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Lithobates pipiens Northern leopard frog	--/--/SSC	A highly aquatic frog that is found near quiet, permanent and semi-permanent water in many habitats from sea level to 2,130 meters	**No Potential.** This species relies on aquatic cover to hide from predators, as well as regulate their body

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		above msl. Native range of this species is east of the Sierra Nevada – Cascade Crest, other occurrences in California are introduced. Species requires shoreline cover, submerged/emergent aquatic vegetation for cover and reproduction, which occurs from December to June. Home range is unknown, most adults likely move less than 12 meters, but make unpredictable and potentially extensive movements during or immediately following warm rains (Zeiner et al. 1990).	temperature. The South Fork Bishop Creek in the Study Area does not provide this habitat. There is also no suitable breeding habitat as this portion of the creek does not have shoreline cover or emergent aquatic vegetation. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Rana sierrae Sierra Nevada yellow-legged frog	FE/ST/--	A high elevation frog that requires permanent water bodies that do not freeze solid over winter, which may include lakes, streams, tarns, perennial plunge pools in intermittent streams. Aquatic habitat for overwintering must be a minimum of 5.6 feet, but 8.2 feet or deeper or other habitat structures is preferred to avoid freezing conditions (USFWS 2016). Tadpoles require two years to develop, so water bodies that do not freeze solid or dry up during normal years are essential (USFWS 2016). This species has a maximum known upland movement of 82 feet from streams and up to 984 feet between water bodies around lakes (USFWS 2016).	**No Potential.** This species occurs further to the west of the Study Area in higher elevation aquatic habitats. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Reptiles			
Elgaria panamintina Panamint alligator lizard	--/--/SSC	The Panamint alligator lizard occurs only in Inyo and southeastern Mono counties. It has been found in the White and Inyo mountains to the north and west and in the Panamint range to the south and east. Elevations range from 960-2290 m. Found near permanent water in canyons, damp gullies, and rocky	**No Potential.** Suitable habitat does not occur in the Study Area and the Study Area does not occur in the known range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		areas near dense vegetation (Zeiner et al. 1990).	
Birds			
Astur cooperii Cooper's hawk	--/--/WL	Nests in woodlands and urban trees. Preys on medium-sized birds and small mammals. Forages in open woodland and habitat edges (Zeiner *et al.* 1990).	**High Potential.** There are suitable nesting trees within the Study Area and suitable foraging habitat surrounding the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Astur atricapillus American goshawk	--/--/SSC	Nests and forages in mature and old-growth forest stands in a broad range of conifer and coniferous hardwood types, including Pacific Ponderosa, Jeffrey and lodgepole pine, mixed conifer, firs, and pinyon-juniper with relatively dense canopies. May also forage in meadow edges and open sagebrush. Nesting and fledgling period: March 1 – August 15 (Woodbridge and Hargis 2006).	**No Potential.** Mature and dense forests do not occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Circus hudsonius Northern harrier	--/--/SSC	Inhabits a variety of treeless habitats including freshwater marsh, brackish- and saltwater marsh, wet meadows, lake margins, grasslands, croplands, desert sinks, and sagebrush flats. Builds nests on large mounds of vegetation between March and August. Forages in most open habitats (Shuford and Gardali 2008).	**No Potential.** The Study Area does not contain suitable open nesting or foraging habitat. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Aquila chrysaetos Golden eagle	--/--/FP	Typically occurs in rolling foothills, mountain areas, deserts and other open habitats up to 3,822 meters elevation. Typically nests on cliff ledges or large trees in open areas in canyons. Will occasionally use other tall structures for nesting, such as electrical transmission towers. Prey consists mostly of rodents, carrion, birds, reptiles and occasionally small livestock (Zeiner et al. 1990).	**No Potential.** The Study Area does not contain suitable open nesting or foraging habitat. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Asio otus Long-eared owl	--/--/SSC	Requires riparian habitat for roosting and nesting. Typically nests in open forests, such as conifer, oak or pinyon-juniper forests, or in dense forests on the edge of grasslands or another open habitat. Will nest in old hawk or corvid nests, squirrel nests, woodrat nests or mistletoe brooms (Shuford and Gardali 2008). Usually forages in open habitat and rarely in wooded areas.	**No Potential.** The Study Area does not contain suitable open nesting or foraging habitat. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Athene cunicularia Burrowing owl	--/--/SSC	Forages in grasslands, agricultural fields, and disturbed places where burrowing mammals are abundant with low and sparse vegetation. Nests in burrows, especially those of California ground squirrel (*Otospermophilus beecheyi*) but will use other refuge sites (Shuford and Gardali 2008). In the Central Valley of California, most foraging occurs within a 600-m radius of the nest (Gervais et al. 2003).	**No Potential.** The Study Area does not contain suitable nesting or foraging habitat. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Buteo swainsoni Swainson's hawk	--/ST/--	Forages in grasslands, suitable grain or alfalfa fields, or livestock pastures adjacent to nesting habitat. Nests on large trees in open riparian habitat, scattered trees or small groves of trees in open areas (CDFW 1994).	**Low Potential.** Suitable nesting habitat for this species is present in the mature trees adjacent to Bishop Creek, but developed nature of the site reduces the potential for this species to occur within the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Centrocercus urophasianus Greater sage-grouse	--/SC/SSC	This species is found in sagebrush, perennial grassland, wet meadow, bitterbrush and alkali desert habitats in northeastern California from the Oregon border to Inyo County. Found in sagebrush during winter and spring, and meadows in summer (Zeiner et al. 1990).	**No Potential.** Suitable habitat for this species does not occur within the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
Coccyzus americanus occidentalis Western yellow-billed cuckoo	FT/SE/--/BLM, USFS	Occurs at isolated sites in Sacramento Valley in northern California, and along Kern and Colorado River systems in southern California. Frequents valley foothill and desert riparian habitats. Inhabits open woodlands with clearings, and riparian habitats with dense understory foliage along slow-moving drainages, backwaters, or seeps. Prefers dense willows for roosting but will use adjacent orchard in the Sacramento Valley. Typically requires expansive riparian habitat for nesting (Zeiner et al. 1990).	**No Potential.** Suitable habitat for this species does not occur within the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Empidonax traillii extimus Southwestern willow flycatcher	FE/SE/--	Nests in dense riparian habitats in southwestern North America. Forages within and above the riparian canopy, along the patch edge, in openings within the territory, above water, and glean from tall trees and herbaceous ground cover (USFWS 2002). Typically found below 8,500 feet above msl.	**No Potential.** Suitable habitat for this species does not occur within the Study Area. The South Fork of Bishop Creek in the Study Area is adjacent to a landscaped park surrounded by development and does not offer suitable riparian habitat. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Falco mexiccanus Prairie falcon	--/--/WL	An uncommon permanent resident of the deserts, Central Valley, inner Coast Ranges, and Sierra Nevada in California. Primarily found in grasslands, rangelands, desert scrub, and some agricultural areas. Requires sheltered cliffs and ledges for cover. Dives from a perch or from flight to take prey on the ground (Zeiner et al. 1990).	**No Potential.** Suitable habitat for this species does not occur within the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Haliaeetus leucocephalus Bald eagle	--/SE/FP	Requires large bodies of water with an abundant fish population. Feeds on fish, carrion, small mammals, and water-fowl. Nests are usually located within a 1-mile radius of water. Nests are most often situated in large	**No Potential.** Suitable habitat for this species does not occur within the Study Area.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		trees with a commanding view of the area (Zeiner et al. 1990).	There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Icteria virens Yellow-breasted chat	--/--/SSC	This species inhabits low dense riparian thickets of willow and blackberry as well as other brushy tangles near watercourses occurs in the Klamath and North Coast Ranges, in the Central Valley, and locally through the Peninsular and South Coast Ranges and Sierra Foothills. This species nests and forages within 10 feet of the ground.	**No Potential.** Suitable habitat for this species does not occur within the Study Area. The South Fork of Bishop Creek in the Study Area is adjacent to a landscaped park surrounded by development and does not offer suitable riparian habitat. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Piranga rubra Summer tanager	--/--/SSC	Breeds in mature, desert riparian habitat dominated by cottonwoods and willows, especially older, dense stands along rivers and streams (Zeiner et al. 1990).	**No Potential.** Suitable habitat for this species does not occur within the Study Area. The South Fork of Bishop Creek in the Study Area is adjacent to a landscaped park surrounded by development and does not offer suitable riparian habitat. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Riparia riparia Bank swallow	--/ST/--	Found primarily in riparian and lowland habitat in California. Nests in colonies along cliffs or steep riverbanks in holes. In California, a majority of the population is situated along the Sacramento River and the Feather River. Other smaller populations persist near Monterey and north of Shasta counties (Zeiner et al. 1990).	**No Potential.** Suitable habitat for this species does not occur within the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Mammals			
Antrozous pallidus Pallid bat	--/--/SSC	Occurs throughout California except for the high Sierra Nevada and the northern Coast Ranges. Habitats include grasslands, shrublands, woodlands, and forests from sea	**Low Potential.** Suitable habitat for this species is present in the vacant Chamber of Commerce building. However, this species is sensitive to

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		level to 6,000 feet (Bolster, ed. 1998). This species is very sensitive to disturbance of roosting sites. Common roost sites are rock crevices, old buildings, bridges caves, mines, and hollow trees (Bolster, ed. 1998).	disturbance, and the building is situated within an urban area, lowering the potential for this species to occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Corynorhinus townsendii Townsend's big-eared bat	--/--/SSC	Widely distributed throughout California except alpine and subalpine habitats. This species eats moths, beetle and other insects which it catches on the wing or by gleaning from vegetation. Typically found near water since it is poor at concentrating its urine. This species uses caves, mines, tunnels, buildings and human made structures for roosting. Maternity roosts are typically in warm sites. Hibernation sites are typically cold, but not freezing. This species is very sensitive to disturbance and may abandon its roost after one visit (Zeiner et al. 1990).	**Low Potential.** Suitable habitat for this species is present in the vacant Chamber of Commerce building. However, this species is sensitive to disturbance, and the building is situated within an urban area, lowering the potential for this species to occur in the Study Area. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Euderma maculatum Spotted bat	--/--/SSC	Occurs in deserts, grasslands and mixed coniferous forests up to 10,000 feet. Forages over water or close to the ground primarily on moths. Prefers to roost in rocky cliffs with crevices but may also use caves or buildings. This species also forages and roosts individually but may on occasion roost in groups. Spotted bat is considered to be one of the rarest mammals in North America (Zeiner et al. 1990).	**Low Potential.** Suitable habitat for this species is present in the vacant Chamber of Commerce building. However, this species is sensitive to disturbance, and the building is situated within an urban area, lowering the potential for this species to occur in the Study Area. There is one documented occurrence of this species in the Study Area from 1995 (CDFW 2026a).
Gulo gulo California wolverine	FPT/ST/FP	Found in alpine, subalpine and riparian habitats in remote areas with low levels of human use. In the Sierra Nevada may also use red fir, mixed conifer and lodgepole forests,	**No Potential.** The Study Area does not contain suitable habitat for this species and receives a high level of human use.

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		typically above 1,311 m amsl in areas that typically support deep snow through May in most years (Spencer and Rustigian-Romsos 2012). Dens in caves, cliffs, log hollows and/or burrows (Zeiner et al. 1990). Considered to be extirpated from California (Moriarity et al. 2009). Recent wolverine detections were determined to be dispersers from Idaho (Moriarity et al. 2009).	There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Lepus townsendii townsendii Western white-tailed jackrabbit	--/--/SSC	An uncommon to rare year-round resident of the crest and upper eastern slope of the Sierra Nevada, primarily from the Oregon border south to Tulare and Inyo counties. Preferred habitats include sagebrush, subalpine conifer, juniper, alpine dwarf-shrub, and perennial grassland. Found in open areas with scattered shrubs and exposed flat-topped ridges above 2600 meters. Open meadows and flat-topped hills with open stands of trees, some brush, and herbaceous understory are preferred for summer feeding. Young or stunted conifers, or shrubs, are required for day-time cover. Winters are spent in areas with sagebrush, or in thickets of young trees (Zeiner et al. 1990).	**No Potential.** Suitable habitat for this species does not occur in the Study Area and the Study Area is below the elevational range of this species. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Microtus californicus vallicola Owens Valley vole	--/--/SSC	Found in mesic alkali meadows adjacent to aquatic habitats in the Owens Valley from 1,130 – 6,000 feet above msl (USFWS 1998). Requires friable soil for burrowing and forages on grasses, sedges, and herbs (USFWS 1998).	**No Potential.** Mesic alkali meadows do not occur in the Study Area. No burrows were observed within the Study Area during the site visit. There are no documented occurrences of this species within one mile of the Study Area (CDFW 2026a).
Vulpes vulpes necator Sierra Nevada red fox	FE/ST/--	Habitat consists of subalpine habitat characterized by a mosaic of high-elevation meadows, rocky areas, scrub vegetation, and	**No potential.** The Study Area is below the elevational range for this species

Scientific Name/ Common Name[1]	Status[2]	Habitat, Ecology and Life History	Potential to Occur[3]
		woodlands. Has been documented migrating down to high elevation forested habitats below subalpine zones in the Sierra Nevada from 6 to 9,000 feet elevation in the Cascades (USFWS 2018). Opportunistic predator of rodents and lagomorphs and also eats seeds such as pine nuts. Currently in California, this species is limited to a small population near Sonora Pass and another near Mt. Lassen (USFWS 2018). These populations include hybrids.	and the Study Area does not provide suitable habitat. There is one documented occurrence of this species within one mile of the Study Area from the 1920's (CDFW 2026a).

[1] Sensitive species reported in CNDDB or CNPS on the "*Bishop*" and eight surrounding USGS quads, or in USFWS lists for the project site.

[2] Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate; PT = Proposed Threatened; FP=Fully Protected; SSC=Species of Special Concern; WL=Watch List; D=Delisted.

[3] Status in the Project site is assessed as follows. **No Potential:** The Study Area is outside the known distribution of the species; or there is no suitable habitat present for the species; or, the species is not known to occur within one mile of the Study Area boundary, and its dispersal capability is less than five miles. **Low Potential:** There are no documented occurrences within one mile of the Study Area boundary, and the existing habitat is of low or marginal quality, or all documented occurrences within one mile of the Study Area line are believed to be extirpated, and existing habitat is of low or marginal quality, or extant occurrences are documented within one mile of the Study Area, and the most recent occurrence is greater than or equal to 25 years old. **Moderate Potential:** Documented occurrences are reported within one mile of the Study Area, the most recent occurrence is less than 25 but greater than 10 years old, and suitable habitat is present; or critical habitat is mapped within the Study Area, all PCEs are present within the Study Area, and suitable habitat is present. **High Potential:** There are extant occurrences within one mile of the Study Area, the most recent occurrence is less than 10 years old, and there is suitable habitat within the Study Area; or critical habitat is mapped within the Study Area, documented occurrences are present within one mile of the Study Area, suitable habitat is present, and all PCEs are present within the Study Area.

CRPR = California Rare Plant Rank: 1B to rare, threatened, or endangered in California and elsewhere; 2B to rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 to seriously endangered; .2 to moderately endangered.

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Attachment E

Species Observed in the Study Area

Plant Species Observed

Family	Species Name	Common Name
Native		
Asteraceae	*Erigeron canadensis*	Canada horseweed
Cyperaceae	*Cyperus sp.*	Cyperus sp.
Oleaceae	*Fraxinus velutina*	Velvet ash
Onagraceae	*Oenothera elata*	Evening primrose
Salicaceae	*Populus fremontii*	Cottonwood
Non-native		
Amaryllidaceae	*Narcissus pseudonarcissus*	Daffodil
Asteraceae	*Taraxacum officinale*	Common dandelion
Betulaceae	*Betula pendula*	European white birch
Berberidaceae	*Nandina domestica*	Sacred bamboo
Brassicaceae	*Descurainia sophia*	Flix weed
	Sisymbrium irio	London rocket
Celastraceae	*Euonymus japonicus*	Japanese euonymus
Cupressaceae	*Juniperus scopulorum*	Rocky mountain juniper
Euphorbiaceae	*Euphorbia peplus*	Petty spurge
Iridaceae	*Iris germanica*	German iris
Lamiaceae	*Lavandula angustifolia*	English lavender
Malvaceae	*Malva parviflora*	Cheeseweed mallow
Moraceae	*Morus alba*	Mulberry
Oleaceae	*Syringa vulgaris*	Common lilac
Oxalidaceae	*Oxalis corniculate*	Creeping woodsorrel
Pinaceae	*Cedrus deodara*	Deodar cedar
Plantaginaceae	*Plantago major*	Common plantain
Poaceae	*Festuca arundinacea*	Tall fescue
	Poa annua	Annual bluegrass
	Poa pratensis	Kentucky bluegrass
Polygonaceae	*Rumex crispus*	Curly dock
Rosaceae	*Pyrus calleryana*	
	Rosa canina	Dog rose
	Rosa chinensis	China rose
Ulmaceae	*Ulmus pumila*	Siberian elm
Vitaceae	*Parthenocissus quinquefolia*	Virginia creeper

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Wildlife Species Observed

Family	Scientific Name	Common Name
Birds		
Aegithalidae	*Psaltriparus minimus*	Bushtit
Anatidae	*Anas platyrhynchos*	Mallard
	Mareca americana	American wigeon
Columbidae	*Streptopelia decaocto*	Eurasian collared dove
Fringillidae	*Spinus psaltria*	Lesser goldfinch
Icteridae	*Euphagus cyanocephalus*	Brewer's blackbird
Parulidae	*Setophaga coronata*	Yellow-rumped warbler
Passerellidae	*Melozone crissalis*	California towhee
	Passer domesticus	House sparrow
	Zonotrichia leucophrys	White-crowned sparrow
Picidae	*Colaptes auratus*	Northern flicker
Trachilidae	*Calypte anna*	Anna's hummingbird
Troglodytidae	*Turdus migratorius*	American robin

Attachment F

Tree Data

TreeNum	Species	OtherSpeci	NumTrunks	DHB	AddDBH	DLR	Height	Health	Structure	Remove
1		siberian elm	5	0.00000000000	1, rest less	8.00000000000	15.00000000000	GF	GF	N
447		Bradford Pear	1	0.00000000000	6.7	12.00000000000	17.00000000000	GF	GF	N
448		BP	2	0.00000000000	4.4, 3.7	10.00000000000	15.00000000000	GF	GF	N
449		BP	1	0.00000000000	5.5	9.00000000000	18.00000000000	F	GF	N
450		BP	1	0.00000000000	4.8	6.00000000000	18.00000000000	F	F	Y
451		BP	1	0.00000000000	8.7	15.00000000000	20.00000000000	FP	GF	
452		BP	1	0.00000000000	3.1	4.00000000000	29.00000000000	F	F	N
453		BP	1	0.00000000000	5.8	12.00000000000	20.00000000000	FP	F	N
454		BP	1	0.00000000000	7.4	15.00000000000	28.00000000000	FP	F	N
455		silver birch	2	0.00000000000	9.4, 2.9	16.00000000000	50.00000000000	G	P	N
455		velvet ash	2	0.00000000000	8.7, 7.5	18.00000000000	50.00000000000	GF	P	N
457		Deodar Cedar	1	0.00000000000	25.7	22.00000000000	60.00000000000	F	F	N
458		velvet ash	1	0.00000000000	33	40.00000000000	45.00000000000	FP	FP	Y
459		deodar cedar	17	0.00000000000	29.7	50.00000000000	60.00000000000	FP	FP	N
460		Silver Birch	1	0.00000000000	19.4	22.00000000000	65.00000000000	F	F	N
461		rocky mtn juniper	5	0.00000000000	3, 2, 4, 1	6.00000000000	15.00000000000	GF	GF	N

Comments
Brushy lookinggrowing right against building
Next to building on northeastern corner behind rock plaque and track mucking machine
in front of truck mucking machine
minor db, good canopy
2 branches dead, resulting in AC, girdling at base, exposed roots, compacted soil
ib, db of one major branch, compacted soil, exposed roots, sprouts at base
compacted soil, exposed roots, many sprouts at base, bad codit
compacted soil, exposed roots, db, ac
Reassess in 1yr, base scars, root cage and irrigation system, compacted soil, trunk opening up?, ib, major dieback on one side of canopy
Maybe remove. Tree base is above creek and roots into dirt to south. exposed roots,
In powerlines, ib, tree growing out of creekside and rocks underneath,
Powerlines hooked to tree, extension cord box, exposed roots, db, pc, crossing branches
in powerlines, girdling, ib, db, many trunk grooves?, mulbery saplings at base, shedding bark
db, 3 upper branches broke off, powerlines anchored to tree, pc, 2 mulberry saplings at base, longer lower limbs
crossing branches ib, girdling, growing next to building, swelling in branches, db
Growing right next to building behind fencing,

DateRec	GlobalID	esrignss_s	esrignss_d	esrisnsr_a	esrignss_p
4/3/2026	{EFFA420A-96D2-4786-9471-DB8F42B508D6}	0.00000000000	0.00000000000	0.00000000000	1
4/3/2026	{9536E040-A7D8-4F3F-AE93-7AD2544CDF44}	0.18520000000	187.40000000000	288.47515869100	3
4/3/2026	{0A797001-B581-4B13-9B82-1393D3882566}	0.22224000000	193.08000000000	246.90022277800	3
4/3/2026	{4B4CEF57-AD63-4128-83FC-558B9546B704}	1.05563999999	274.67000000000	220.28782653800	3
4/3/2026	{F91EF84F-5C35-4141-9BD0-30906963B422}	1.46307999999	127.62000000000	213.03079223600	3
4/3/2026	{2A7BBBBC-A7C9-42B8-8052-5F265D74906F}	0.48152000000	158.94000000000	196.86228942900	3
4/3/2026	{E6FDC679-1070-4E4C-91A7-88D6C3F8C612}	0.24076000000	17.16000000000	55.96197891240	3
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4/3/2026	{F101D362-FA63-40FF-8085-A44DB989BFC1}	0.05556000000	188.62000000000	220.34580993700	3
4/3/2026	{37A87B16-4C11-42D5-AFC6-CC31A6A44BEF}	1.88903999998	112.17000000000	157.99526977500	3
4/3/2026	{7BC3EA6D-4F58-427B-BE0B-7647A006DBA5}	2.01867999998	87.78000000000	109.58673095700	3
4/3/2026	{871812D5-3119-4587-8E1A-BF95B2099F62}	0.37040000000	173.83000000000	231.13917541500	3

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0.90000000000	1.20000000000	2	25.00000000000	131	19	4/3/2026	0.00000000000	0.00000000000	0
0.70000000000	1.30000000000	2	14.00000000000	131	15	4/3/2026	0.00000000000	0.00000000000	0
1.00000000000	1.30000000000	2	13.00000000000	131	12	4/3/2026	0.00000000000	0.00000000000	0
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0.90000000000	1.20000000000	2	15.00000000000	131	17	4/3/2026	0.00000000000	0.00000000000	0
0.80000000000	1.10000000000	2	12.00000000000	131	17	4/3/2026	0.00000000000	0.00000000000	0

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Tree Number	Species	Number of Trunks	DBH (in)	Estimated Dripline Radius (DLR) (feet)	Estimated Height (feet)
1	Siberian Elm (*Ulmus pumila*)	5	1, 0.5, 0.25, 0.25, 0.25	8.0	15.0
447	Callery Pear (*Pyrus calleryana*)	1	6.7	12.0	17.0
448	Callery Pear (*Pyrus calleryana*)	2	4.4, 3.7	10.0	15.0
449	Callery Pear (*Pyrus calleryana*)	1	5.5	9.0	18.0
450	Callery Pear (*Pyrus calleryana*)	1	4.8	6.0	18.0
451	Callery Pear (*Pyrus calleryana*)	1	8.7	15.0	20.0
452	Callery Pear (*Pyrus calleryana*)	1	3.1	4.0	29.0
453	Callery Pear (*Pyrus calleryana*)	1	5.8	12.0	20.0
454	Callery Pear (*Pyrus calleryana*)	1	7.4	15.0	28.0
455	Silver Birch (*Betula pendula*)	2	9.4, 2.9	16.0	50.0
456	Velvet Ash (*Fraxinus velutina*)	2	8.7, 7.5	18.0	50.0
457	Deodar Cedar (*Cedrus deodara*)	1	25.7	22.0	60.0
458	Velvet Ash (*Fraxinus velutina*)	1	33	40.0	45.0
459	Deodar Cedar (*Cedrus deodara*)	17	29.7	50.0	60.0
460	Silver Birch (*Betula pendula*)	1	19.4	22.0	65.0
461	Rocky Mountain Juniper (*Juniperus scopulorum)*	5	3, 2, 4, 1, 1	6.0	15.0

Health	Structure	Comments	Recommended for Removal
Good-Fair	Good-Fair	Growing against southern end of Visitor's Center building, not physically tagged as it was not accessible across the creek.	N
Good-Fair	Good-Fair	Adjacent to northeastern corner of Visitor's Center building behind a rock plaque and track mucking machine.	N
Good-Fair	Good-Fair	Located in front of track mucking machine.	N
Fair	Good-Fair	Minor dieback, healthy canopy.	N
Fair-Poot	Fair-Poor	Two dead branches, asymmetrical canopy, girdling at base, exposed roots, compacted soil.	N
Fair-Poor	Fair-Poor	Included bark, dieback, compacted soil, exposed roots, sprouts at base.	N
Fair-Poor	Fair	Compacted soil, exposed roots, many sprouts at base, poor compartmentalization of decay in tree.	N
Fair-Poor	Fair	Compacted soil, exposed roots, dieback, asymmetrical canopy.	N
Fair-Poor	Fair	Scars at base, root cage and irrigation system, compacted soil, included bark, major dieback on one side of canopy.	N
Good-Fair	Fair-Poor	Tree base is above creek and roots are exposed. Roots are likely a main stabilizer of the creek bankside.	Y
Good-Fair	Fair-Poor	In powerlines, included bark, tree growing out of creekside and rocks are beneath it.	Y
Fair	Fair	Powerlines anchored to tree, extension cord box, exposed roots, dieback, pruning cuts, crossing branches.	N
Fair-Poor	Fair-Poor	In powerlines, girdling, included bark, dieback, mulberry saplings at base, shedding bark.	N
Fair-Poor	Fair-Poor	Dieback, powerlines anchored to tree, pruning cuts, two mulberry saplings at base.	N
Fair	Fair	Crossing branches, included bark, girdling, growing next to building, swelling in branches, dieback.	N
Good-Fair	Good-Fair	Growing right next to building behind fencing.	N

Protected	Requires Replacement?
N	N
Y	Y
Y	Y
Y	Y
Y	Y
Y	Y
Y	Y
Y	Y
Y	Y
N	N
N	N
N	N
N	N
N	N
N	N
Y	Y

Attachment G

Representative Site Photographs



Photograph 1. View of Study Area facing southwest.



Photograph 2. View of the Study Area facing east, with the Callery Pear trees lining the street.

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Photograph 3. View of the northeast corner of the current Visitor's Center building.



Photograph 4. View of the South Fork Bishop Creek bankside facing south.

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Photograph 5. View of the South Fork Bishop Creek facing southwest.



Photograph 6. View of the Study Area facing northeast.

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Photograph 7 Exposed base of Tree #455, a silver birch, whose roots are likely stabilizing the adjacent soil on the bankside of the South Fork Bishop Creek.



Photograph 8. Portion of the current Visitor's Center building floating over the eroded creek bankside.

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Photograph 9. View of the southern end of the current Visitor's Center facing northwest.



Photograph 10. View facing east of the banksides of the South Fork Bishop Creek, with Tree #456, a velvet ash.

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Photograph 11. Tree #457, with powerlines and an extension cord box anchored into the tree.



Photograph 12. View of the Study Area facing east.

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Photograph 13. View of the Study Area facing north.



Photograph 14. View of the Visitor's Center facing east.

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Photograph 15. View of the Study Area facing south.



Photograph 16. View of the South Fork Bishop Creek facing east.

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Appendix C

Historical Resource Evaluation Memorandum

Memorandum

HELIX Environmental Planning, Inc.
1180 Iron Point Road, Suite 130
Folsom, CA 95630
916.435.1205 **tel**
619.462.0552 **fax**
www.**helixepi**.com

Date: April 20, 2026

To: Ms. Nora Gamino, PE
Public Works Director
City of Bishop Public Works Department
377 W. Line Street
Bishop, CA 93514

From: Nelson White, M.S.H.P., Senior Architectural Historian

Subject: Historical Resource Evaluation Memorandum for 690 N. Main Street, City of Bishop, Inyo County, California

HELIX Project: 04467.00004.003

Message:

INTRODUCTION

The City of Bishop, under a Master Services Agreement (MSA) for On-Call Environmental Consulting Services (dated June 1, 2024), retained HELIX Environmental Planning, Inc. (HELIX) to prepare a historical resource evaluation for the Chamber of Commerce/Visitors Center Replacement Project (project). The project entails the property at 690 N. Main Street (subject property) located in the City of Bishop (City), Inyo County (County), California. The commercial building was originally constructed in 1970. Thus, it is over 50 years of age and therefore requires an evaluation under federal and state significance criteria in advance of project implementation.

This memorandum includes a brief architectural description, property history, relevant historic contexts, and an individual evaluation under the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) significance criteria. The property is not included in the California Office of Historic Preservation Built Environment Resource Directory (BERD) for Inyo County.

Based on the following investigation and analysis, the property at 690 N. Main Street is recommended not to be individually eligible for listing in the NRHP and CRHR under any criteria; therefore, it is recommended not to be a *historical resource* for the purposes of the California Environmental Quality Act (CEQA).

In summary, research to date indicates the subject property at 690 N. Main Street does not have a strong association with significant events or patterns of development in local, regional, or national history (NRHP/CRHR Criteria A/1). The property is not eligible for its association with significant individuals (NRHP/CRHR Criteria B/2). The property does not embody distinctive characteristics, possess high artistic value, or represent the work of a master (NRHP/CRHR Criteria C/3). Further study of the property would not add any new information to the historic record (NRHP/CRHR Criteria D/4).

This memorandum is co-authored by HELIX Architectural Historians Nelson White, M.S.H.P. (primary author) and Stephanie Hodal, M.H.C., both of whom exceed the Secretary of the Interior's Professional Qualifications Standards for architectural history and history (as defined in 36 Code of Federal Regulations [CFR] Part 61).

PROPERTY DESCRIPTION

The former Bishop Visitors Center is located at 690 N. Main Street, on the southeast corner of N. Main Street and Park Street. It is situated in the northwest corner of City Park, just north of the South Fork Bishop Creek. The altered, two-story A-frame commercial building was originally constructed in 1970 (*Inyo Register* 1970). It has been expanded twice with an addition to the south (1975) and a smaller addition to the southeast (1990; City of Bishop 1975, 1990). The building has a roughly rectangular footprint. It is clad in board-and-batten siding with boards of varying widths. Fenestration consists of original wood-framed and metal-framed fixed windows with clear and tinted glazing, and what appears to be hung windows of unknown material. Exterior doors consist of metal frames and glass, and a slab door of unknown material. The building is capped by a combination roof, including an A-frame roof (with deep-set eaves) and a flat roof with exposed rafter tails whose ends are cut on the diagonal. The following architectural description begins with the south (primary) façade and continues counterclockwise to the east, northeast, and west elevations. Unless otherwise noted, all representative photographs were taken by HELIX on February 20, 2026.

West (Primary) Façade

The west (primary) façade is asymmetrical (see Photograph 1). From north (left) to south (right), the façade begins with the original A-frame that consists mostly of a group of wood-framed windows and a single metal-framed glass door at the center. To the south of the A-frame, the façade consists of the 1975 building addition. The addition has three large wood-framed tinted windows and a diagonal wood beam near the south end.

South Elevation

The south elevation is asymmetrical (see Photograph 2). The elevation consists of the south and southeast additions (1975 and 1990, respectively). The four-foot-deep southern end of the elevation is supported by wood posts on concrete footings, some of which have no surrounding foundation. On the south addition, the boards of the board-and-batten siding are significantly wider than those of the southeast addition. The south addition also has exposed floor joists and rafter tails, all of which are cut diagonally, while the southeast addition only has the exposed rafter tails.

From west (left) to east (right), the elevation begins with the south addition. At the west end of this section, there is a group of four windows. The inner two are fixed with tinted glazing, while the outer two are of unknown material and appear to be hung with clear glazing. At the east end of this section,

there is another (likely hung) window. The remainder of the elevation consists of the southeast addition. It has two single wood-framed fixed windows, with clear glass, positioned at each end.

East (Rear) Elevation

The east (rear) elevation is asymmetrical (see Photograph 3). At the south end, it consists of the southeast addition (1990) and the original A-frame. From south (left) to north (right), the elevation begins with the southeast addition. There is a pair of metal-framed fixed windows near the south end. At the north end of the southeast addition, there is a set of four concrete steps, with metal railings, which ascend from the east. The north-facing facet of the addition has two slab doors at each end and is fronted by an elevated and covered walkway leading from the stairs to an entry at the south end of the A-frame. The entry consists of a single metal-framed glass door. At ground level, the remainder of the A-frame consists of a small one-story bump-out; on the second story, there is what appears to be a replacement metal-framed sliding window with clear glazing. A concrete ramp, with a metal railing, ascends from the north to meet the covered walkway.

North Elevation

The north elevation consists entirely of the north roof (see Photograph 4). There are two convex tinted skylights in the roof.

Property

The former Bishop Visitors Center is set back from N. Main Street behind a circular raised planting bed enclosed with a low stone-clad wall. The planting bed contains shrubs, a flagpole, and a monument stone with a plaque honoring Col. Kern W. Dunagan, a Congressional Medal of Honor recipient. At the street corner, there is an original wood sign consisting of a square wood post supporting a large signboard in the shape of an isosceles trapezoid. The two-sided sign surfaces consist of grooved wood panels and raised lettering reading “City Park and Visitors Center.” The approximately 70-acre park on the south side of the building has a variety of landscaping and recreational facilities. Landscaping consists mostly of ornamental grass, mature trees, a pond, and South Fork Bishop Creek. Recreational facilities include a municipal pool and support buildings, a skate park, multiple baseball fields, tennis courts, restroom facilities, and a senior center. To the rear of the building, at the northeast corner, a small area of ornamental grass is planted with trees and populated with two more memorial stones.



Photograph 1. West (primary) façade, view east. Note, the south addition (1975).



Photograph 2. South elevation (1975 addition), view north. Note the eroded footings in South Fork Bishop Creek.



Photograph 3. East (rear) elevation, view southwest.



Photograph 4. North elevation, view south.

HISTORIC CONTEXTS

Owens Valley and the City of Bishop

The subject property is located within the boundaries of the City of Bishop; therefore, the following presents a brief history of the area and the City.

The City of Bishop is located in northern Owens Valley in eastern California, along the western edge of the Great Basin and at the base of the Sierra Nevada Mountains (City of Bishop n.d.-a). Before Euro-American settlement, the Owens Valley was primarily inhabited by the Owens Valley Paiute, who developed extensive irrigation systems and relied on the valley's natural resources for agriculture, fishing, and hunting (Desert Gazette 2025). Euro-American settlement in the Bishop area began during the 1860s, when ranchers and farmers established homesteads in Owens Valley in response to increased migration associated with mining activity in the eastern Sierra and surrounding regions (Eastern California Museum n.d.). Early agricultural development depended on irrigation systems drawing from the Owens River and its tributaries, allowing settlers to cultivate crops and support cattle ranching in the valley (Eastern Sierra Interpretive Association n.d.).

The community that later became Bishop developed as a local service and commercial center for surrounding ranching districts and nearby mining camps (Inyo County n.d.-a). The settlement was named for Samuel Addison Bishop, an early rancher whose homestead served as a landmark for travelers moving through the valley during the late nineteenth century (Gagnon n.d.). Transportation improvements contributed to the growth of the community, particularly with the arrival of the Carson and Colorado Railroad in 1883, which improved connections between Owens Valley and regional markets (Nevada State Railroad Museum). Bishop was incorporated as a city in 1903 and continued to develop during the early twentieth century as the principal commercial center of northern Owens Valley, with businesses and civic institutions concentrated along Main Street (City of Bishop n.d.-b). Early growth in the first decades of the century was closely tied to regional water infrastructure projects, particularly the construction of the Los Angeles Aqueduct between 1908 and 1913, which brought construction activity, laborers, and new commercial demand to the valley. Construction of U.S. Highway 395 (Main Street) through Owens Valley in the 1930s further reinforced Bishop's role as a regional transportation and service hub during the twentieth century (Federal Highway Administration n.d.).

During the latter half of the twentieth and early twenty-first centuries, Bishop continued to function as the principal commercial and service center of northern Owens Valley. The contemporary economy of the city is closely tied to tourism, outdoor recreation, and highway-related services associated with travel along U.S. Highway 395 (City of Bishop n.d.; Inyo County n.d.-b). Bishop serves as a gateway community for visitors accessing nearby recreational destinations in the eastern Sierra Nevada, including Mammoth Lakes, Bishop Creek, and the White Mountains. Local organizations, such as the Bishop Chamber of Commerce, support the local economy by promoting tourism, coordinating community events, and providing visitor information services for travelers to the region (Bishop Chamber of Commerce n.d.).

City Park

The subject property is located within City Park; therefore, the following presents a brief history of the park.

In the early 1950s, Bishop's Lions Club initiated the creation of today's City Park (*Inyo Register* 1954a). The organization identified the current site, negotiated a lease for its use with the Los Angeles Department of Water and Power, transferred the agreement to the City, and provided preliminary designs for park facilities and landscaping on 4.6 acres. In 1952, the City organized a Park Commission that obtained water rights and accepted a tentative plan for the facility by Arvid Pauly, a state of California recreation specialist. (*Inyo Register* 1952). The community unified to advance the park initiative. The Elks Club, Odd Fellows, and American Legion joined with the Lions, other local service organizations, individuals, and local businesses to contribute money, materials, and labor. By summer 1954, the site had been graded, an irrigation system completed, grass and trees planted, bathrooms constructed, a drinking fountain installed, and benches and tables were readied for use (*Inyo Register* 1954b). Bishop Community Park was dedicated in August 1954 (*Inyo Register* 1954c). An Olympic swimming pool was added to the park in the spring of 1960, an archery range in 1961, and two tennis courts in 1962 (*Inyo Register* 1960; *Inyo Register* 1961; *Inyo Register* 1962). Two more tennis courts were added by 1975. A skate park was added in the early 2000s (Environmental Data Resources 2026). The park continues to evolve with the construction of various sports facilities in recent years.

Chamber of Commerce

The subject property was constructed by the Bishop Chamber of Commerce as a combined Visitors Center and office space; therefore, the following presents a brief history of the Bishop Chamber of Commerce.

The Bishop Chamber of Commerce was established in 1912 as a civic and business organization intended to promote economic development and public improvements in the Bishop community and the broader Owens Valley region (Bishop Chamber of Commerce n.d.). According to contemporary newspaper accounts, the organization was formally organized on January 15, 1912, during a public meeting held in the Yandell Building in Bishop (*Inyo Register* 1912). At that meeting, attendees adopted governing rules and elected a board of directors representing local business and civic leaders. L.C. Hall was elected president, with K. Weill serving as vice president, W.C. Parcher as secretary, and M.Q. Watterson as treasurer. The organization operated under a governing board that managed its affairs and established committees to address matters of community development and regional promotion (*Inyo Register* 1912).

As with many chambers of commerce established in small western communities during the early twentieth century, the Bishop Chamber of Commerce functioned as a coordinating body for local businesses and civic leaders seeking to promote the community and advocate for infrastructure improvements (*Inyo Register* 1912). Early priorities included efforts to improve transportation connections serving the Owens Valley, including rail service, which was essential for supporting regional commerce and agricultural development (*Inyo Register* 1912). Over time, the organization also played a role in promoting tourism and regional visitation associated with the eastern Sierra Nevada, reflecting Bishop's position as a gateway community for travelers and outdoor recreation (Bishop Chamber of Commerce n.d.).

The Bishop Chamber of Commerce operates as a nonprofit 501(c)(6) membership organization governed by a volunteer board of directors and managed by professional staff (Bishop Chamber of Commerce 2026a). Its activities include promoting tourism, advocating for regional businesses, providing educational services to member businesses, and operating visitor information services that assist travelers and provide information about local businesses, events, and recreation opportunities (Bishop

Chamber of Commerce 2026a; Bishop Chamber of Commerce 2026b). In 2025, the City of Bishop made a decision requiring the chamber to vacate its offices and visitor center at 690 N. Main Street (Bishop Chamber of Commerce 2025). Following this decision, the chamber purchased property at 200 and 218 S. Main Street to relocate the Bishop Information Center and chamber offices while continuing to provide visitor and business services (Bishop Chamber of Commerce 2025).

A-Frame Buildings

A-Frames, 1950s-1970s

The original portion of the subject property is an A-frame building; therefore, the following provides a brief historic context of A-frames. This material is excerpted from the 2018 *Historic Context of A-frame Architecture in Boulder County*.

> Triangular, A-frame-like buildings can be traced back to Neolithic societies and historic examples can be found in a variety of cultures throughout the world. Historically, triangular shaped buildings have been popular in large part because they are easy to construct, do not require special materials, and make for strong buildings. These factors helped make the A-frame vacation home popular in the postwar U.S., but so too did the changing social, economic, and architectural trends after World War II. This combination of factors made the A-frame both a popular building form and a cultural icon.
>
> Culturally, A-frames represented the "good life" of the postwar era, which a much larger portion of the U.S. population had the time and money to enjoy. The A-frame gained its greatest popularity in the West, where newly opened recreational areas helped to culturally tie the A-frame to mountain landscapes and ski resorts. Economically, A-frames became attractive vacation homes for Americans because they tended to be inexpensive and easy to build. Lumber producers capitalized on this new market by selling kits to eager postwar consumers. In this way, A-frames were an accessible form of modernism—affordable, architecturally stylish, but otherwise unpretentious. This combination of factors meant that the A-frame became a fashionable form for not only vacation homes, but buildings ranging from back-country shacks to large, architect-designed homes and from hotdog stands to churches and synagogues (ARCH Professionals and Mead & Hunt 2018).

Character Defining Features

- Triangular shape
- One story in height
- Steeply sloping roof that extends all or partway to the ground on two sides
- Deep-set eaves
- Few vertical wall surfaces
- Large windows or groups of windows on front or rear façades

PROPERTY HISTORY

Planning for the local Visitors Center began in February 1969 as part of an "effort to attract visitors to the area and interpret for them what the Eastern Sierra can offer in the way of travel and recreation" (*Inyo Register* 1969). That month, Bishop Chamber of Commerce president Bob Nordquist announced that the effort would be carried out with the Bishop Park Commission. In March 1970, a site was identified at the northwest corner of City Park, directly behind a newly installed fountain (now used as a raised planting bed) at the intersection of Park Street and U.S. Highway 395 (*Inyo Register* 1970a). Within a week, an A-frame building design was proposed for the project at the city council meeting, and funds were approved for construction to start the next month (*Inyo Register* 1970b, *Inyo Independent* 1970). In July, the *Inyo Register* invited volunteer workers to assist with assembly of pre-cut and pre-drilled elements of the pre-fabricated building, noting that more technical aspects of construction were to be completed by volunteer tradespeople and hired contractors (*Inyo Register* 1970c). The completed building, constructed for a total cost of $16,770 instead of the anticipated $25,000, opened for business in December 1970 (*Inyo Register* 1970d; see Photograph 5).

Analysis of historical aerial images and limited building permit history indicates that the building has been expanded twice: an addition to the south (1975) and a smaller addition to the southeast (1990; City of Bishop 1975, 1990). On November 17, 1975, the City issued a building permit (no number given) to construct an addition to the south side of the building. It was to measure 22 feet by 36 feet. No architect was listed, but Steve Strong was listed as the contractor. No cost was given (City of Bishop 1975).

On April 6, 1990, the City issued a building permit to construct an addition to the southeast for a public handicap accessible restroom and storage/office space. No architect was listed, but the Bishop Lions Club was listed as the contractor. No cost was given (City of Bishop 1990).



OPEN FOR BUSINESS—The colorful Visitors' Center at the Bishop City Park is now in operation and doing business. The building, which also houses the Bishop Chamber of Commerce was built for a total cost of $16,770, thanks to volunteer labor and many donations of material and equipment. According to local contractors without this help the building could have cost $25,000 or more.

Photograph 5. Visitors Center opens for business, December 1970.
Courtesy of the Inyo Register.

Alterations

Known alterations to the building since its original construction in 1970 include the following: the addition to the south (1975), the addition to the southeast (1990), the addition of the accessibility ramp (presumably 1990), and a reconstruction of the main entrance (2019). Available building permit records are presented in Table 1, *Building Permits on File with the City of Bishop for 690 N. Main Street*.

Table 1
BUILDING PERMITS ON FILE WITH THE CITY OF BISHOP FOR 690 N. MAIN STREET

Date	Permit No.	Owner	Architect	Contractor	Cost	Description
November 17, 1975	N/A	Bishop CofC	N/A	Steve Strong	N/A	**Alteration:** Addition to the southside of existing Visitors Center. To measure 22 ft x 36 ft.
May 10, 1982	N/A	Bishop CofC	N/A	Burnett	$3,300	**Alteration:** Reroof.
April 6, 1990	N/A	Bishop CofC	N/A	Bishop Lions Club	N/A	**Alteration:** Add public restroom to meet handicap standards & office/storage to existing building.
March 11, 2019	2019-036	City of Bishop	City of Bishop	V and C Construction	$57,472	**Alteration:** Reconstruct chamber entrance.

EVALUATION

NRHP and CRHR Eligibility

For properties to be eligible in either the NRHP and/or the CRHR, they must possess historic significance in one of the following criteria, and they must retain sufficient integrity from the period of significance to convey that significance (United States Code [USC] Title 36, §60.4 and California Public Resources Code [PRC] §5024.1[b]).

Criteria A/1: *Association with significant events or patterns of development*
Research to date has not revealed the subject property to have an association with significant events or patterns of development. Incorporated as a city in 1903, Bishop became a center for regional mining and ranching and the headquarters for construction and management of the Los Angeles Aqueduct in the early twentieth century. In the mid-1950s, Bishop began to serve as the principal commercial and service center of the northern Owens Valley for visitors accessing outdoor recreation opportunities in the region. As a regional hub and gateway city, Bishop, by 1970, already had a small but established main street with a variety of civic, hospitality, and commercial enterprises.

The Visitors Center was built to provide information about existing businesses and recreational opportunities and to stimulate the existing economy. The efforts of the Visitors Center were not the catalyst for the existence of Bishop or an economy based on tourism and outdoor adventure; thus, the Visitor Center is not associated with the city or region's overall pattern of development.

A review of historical newspapers shows that City Park was substantially complete by 1954 and that the subject property was not a driver of that development. Research to date has not indicated that any single event of significance has occurred at the Visitors Center or that the property has made a significant contribution to the broad patterns of national, state, or local history. Thus, the property at

690 N. Main Street does not possess significance under Criteria A/1, and is, therefore, recommended not to be eligible for listing in the NRHP or the CRHR.

Criteria B/2: ***Association with individuals significant in the history of the city, region, or nation***
Per National Register Bulletin (NRB) 15 *How to Apply the National Register Criteria for Evaluation*, "properties eligible under Criteria B/2 are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance" (National Park Service 1997). Research to date has not revealed the subject property to have an association with the lives of significant persons in our past.

Efforts to plan and realize the first phase of the Visitors Center were collective, the result of collaboration among the City government, the Chamber of Commerce, voluntary organizations, local businesses, and community volunteers. The planning and realization of later additions and the activity and use of the building as a Visitors Center appear to have been carried out by Chamber and Visitor Center staff. The names of various individuals in historical newspaper reports recounting the planning, construction, and use of the building over time are typically those of department heads, city representatives, organization and business leaders, and volunteer organizers who contributed to the success of the Visitors Center as part of their ongoing professional responsibilities and contribution to the quality of local civic life. Research to date does not indicate that any single individuals associated with the Visitors Center as directors, managers, staff, or volunteers made exceptional contributions to the history of the city, region, or nation. Thus, the property at 690 N. Main Street does not possess historic significance, and it is, therefore, recommended not to be individually eligible for listing in the NRHP and the CRHR under Criteria B/2.

Criteria C/3: ***Embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value***
The subject property was constructed in three phases: the A-frame in 1970, the south addition in 1975, and the southeast addition in 1990. The Visitors Center A-frame is a typical example of its type, retaining the expected character-defining features: triangular shape, steeply pitched roof extending to the ground, deep-set eaves, and large windows on the front façade. Built by volunteer labor from prefabricated parts, it is a simple example of the A-frame form using standard and inexpensive materials and basic construction techniques. It was built in the middle of the A-frame form's period of popularity that extended from the mid-1950s into the late 1970s. It is a generic example of the quickly-built A-frames that were especially ubiquitous in the western mountain region, and in the Bishop and Mammoth areas, where the form was used for both housing and small commercial purposes.

Research to date has not revealed the name of the company that provided the kit or design of the prefabricated A-frame. The 1975 and 1990 additions are examples of late twentieth-century vernacular contemporary style. They, too, are simple examples of their style using standard materials and basic construction techniques. Neither is representative of their region, nor are they the work of a master. Neither the A-frame nor the additions possesses high artistic value. None is a distinctive example of its type. Thus, the property at 690 N. Main Street does not possess significance under Criteria C/3, and is, therefore, recommended not to be individually eligible for listing in the NRHP or the CRHR.

Criteria D/4: *Has yielded, or may be likely to yield, information important in prehistory or history*
Criteria D/4 are applied most commonly to buildings, structures, or objects that have been used as a source of archaeological data and are believed to contain more, yet unretrieved, data that cannot be obtained from other sources. However, historical information about A-frame buildings is prevalent, and

further study of the property would not add any new information to the historic record. Thus, the property at 690 N. Main Street does not possess historic significance under Criteria D/4 and, therefore, it is recommended not to be individually eligible for listing in the NRHP or the CRHR.

Summary

The subject property at 690 N. Main Street does not possess historic significance, and is, therefore, recommended not to be eligible for listing in the NRHP and the CRHR under any criteria.

CONCLUSION

Based on the preceding investigation and analysis, the property at 690 N. Main Street is recommended not to be individually eligible for listing in the NRHP or the CRHR.

Research to date indicates the subject property at 690 N. Main Street does not have a strong association with significant events or patterns of development in local, regional, or national history (NRHP/CRHR Criteria A/1). The property is not eligible for its association with significant individuals (NRHP/CRHR Criteria B/2). The property does not embody distinctive characteristics, possess high artistic value, or represent the work of a master (NRHP/CRHR Criteria C/3). Further study of the property would not add any new information to the historic record (NRHP/CRHR Criteria D/4).

The property is recommended not to be eligible for listing in the NRHP or CRHR, and, therefore, it is recommended not to be a *historical resource* for the purposes of CEQA.

If you have any questions or require additional information, you may reach me via email at NelsonW@helixepi.com or via phone at 312.208.0127.

REFERENCES

ARCH Professionals and Mead & Hunt.
2018 *Historic Context of A-frame Architecture in Boulder County.* Prepared Boulder County Land Use Department. April 2018.

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1952 "City Park Commission Urged by Bishop Organizations." March 6, 1.

1954a "History of Bishop's City Park Reviewed; Dream Now a Reality" October 28, 8.

1954b "Bishop City Park Now Ready for Use, Bulpitt Announces," June 24, 1.

1954c "Bishop Community Park Officially Christened Mondy by Councilmen." August 19, 1.

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1970b "Center Facsimile (Photograph)," March 26, 4,

1970c "Chamber Seeks Help on Visitor Center," July 16, 1.

1970d "Open for Business," December 10, 5.

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State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** (Assigned by recorder) 690 N. Main Street

P1. Other Identifier: Bishop Chamber of Commerce

***P2. Location:** □ **Not for Publication** ■ **Unrestricted**

- ***a. County** Inyo County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Bishop **Date** 2021 **T** 7S; **R** 33E NW **of** SE **of Sec** 6; ____ **B.M.**
- c. Address 690 N Main St City Bishop Zip 93514
- d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 376480.89 mE/ 4136565.39 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

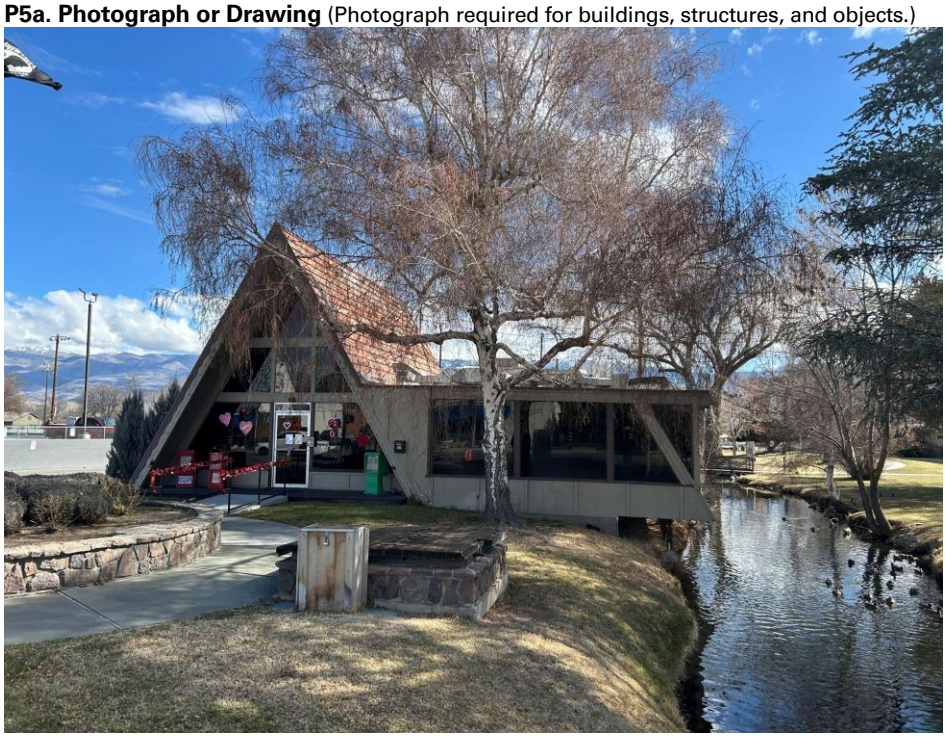
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet

***P3b. Resource Attributes:** (List attributes and codes) HP02 – Office Building

***P4. Resources Present:** ■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)
West (primary) façade, view east, February 2026

***P6. Date Constructed/Age and Source:** ■ Historic □ Prehistoric □ Both
1970 (*Inyo Register*)

***P7. Owner and Address:**
City of Bishop
377 W. Line Street
Bishop, CA 93514

***P8. Recorded by:**
Nelson White, M.S.H.P.
HELIX Environmental Planning
1180 Iron Point Road, Suite 130
Folsom, CA 95630

***P9. Date Recorded:**
February 2026

***P10. Survey Type:** (Describe)
Intensive-Level Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"Historical Resource Evaluation Memorandum for 690 N. Main Street, City of Bishop, Inyo County, California" (HELIX Environmental Planning, April 2016)

***Attachments:** □NONE ■ Location Map ■ Continuation Sheet ■ Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

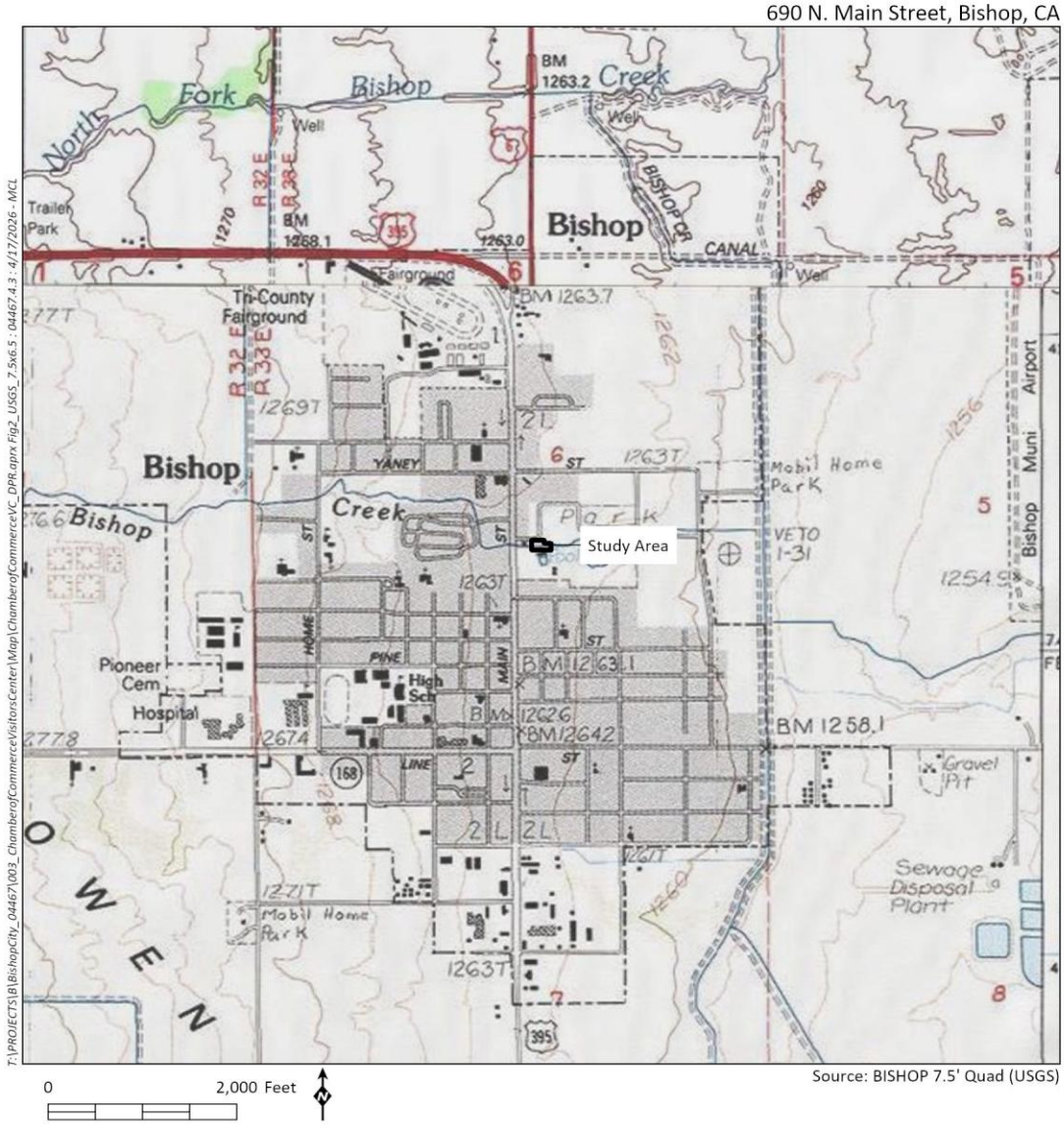
Primary #
HRI #
Trinomial #

***Resource Name or #** (Assigned by recorder) 690 N. Main Street

***Map Name:** Bishop, CA

***Scale:** 1:24,000 ***Date of map:** 2021

690 N. Main Street, Bishop, CA



HELIX Environmental Planning

USGS Topography

B1. Historic Name: Bishop Chamber of Commerce
B2. Common Name: Bishop Chamber of Commerce
B3. Original Use: Office & Visitors Center B4. Present Use: vacant
***B5. Architectural Style:** A-Frame
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1970. Known alterations since its construction include the addition to the south (1975), the addition to the southeast (1990), the addition of the accessibility ramp (presumably 1990), and a reconstruction of the main entrance (2019).

***B7. Moved?** ■ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** Freestanding sign
B9a. Architect: unknown b. Builder: volunteers and unknown contractors
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:**

ARCH Professionals and Mead & Hunt. *Historic Context of A-frame Architecture in Boulder County.* Prepared Boulder County Land Use Department. April 2018.

City of Bishop. Building permits. various dates.

HELIX Environmental Planning. "Historical Resource Evaluation Memorandum for 690 N. Main Street, City of Bishop, Inyo County, California" Prepared for the City of Bishop. April 2016.

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1970 "Bishop Approved Disputed Visitors Center," April 16, 10.

Inyo Register
1969 "Chamber Announces Plans for Visitors Center at City Park," February 20, 1.
1970a "Visitor Center Proposed at City Park," March 19, 1.
1970b "Center Facsimile (Photograph)," March 26, 4,
1970c "Chamber Seeks Help on Visitor Center," July 16, 1.
1970d "Open for Business," December 10, 5.

B13. Remarks: N/A
***B14. Evaluator:** Nelson White, M.S.H.P.
***Date of Evaluation:** April 2026

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description:**

The former Bishop Visitors Center is located at 690 N. Main Street, on the southeast corner of N. Main Street and Park Street. It is situated in the northwest corner of City Park, just north of the South Fork Bishop Creek. The altered, two-story A-frame commercial building was originally constructed in 1970 (*Inyo Register* 1970). It has been expanded twice with an addition to the south (1975) and a smaller addition to the southeast (1990; City of Bishop 1975, 1990). The building has a roughly rectangular footprint. It is clad in board-and-batten siding with boards of varying widths. Fenestration consists of original wood-framed and metal-framed fixed windows with clear and tinted glazing, and what appears to be hung windows of unknown material. Exterior doors consist of metal frames and glass, and a slab door of unknown material. The building is capped by a combination roof, including an A-frame roof (with deep-set eaves) and a flat roof with exposed rafter tails whose ends are cut on the diagonal. The following architectural description begins with the south (primary) façade and continues counterclockwise to the east, northeast, and west elevations.

West (Primary) Façade

The west (primary) façade is asymmetrical. From north (left) to south (right), the façade begins with the original A-frame that consists mostly of a group of wood-framed windows and a single metal-framed glass door at the center. To the south of the A-frame, the façade consists of the 1975 building addition. The addition has three large wood-framed tinted windows and a diagonal wood beam near the south end.

South Elevation

The south elevation is asymmetrical. The elevation consists of the south and southeast additions (1975 and 1990, respectively). The four-foot-deep southern end of the elevation is supported by wood posts on concrete footings, some of which have no surrounding foundation. On the south addition, the boards of the board-and-batten siding are significantly wider than those of the southeast addition. The south addition also has exposed floor joists and rafter tails, all of which are cut diagonally, while the southeast addition only has the exposed rafter tails.

From west (left) to east (right), the elevation begins with the south addition. At the west end of this section, there is a group of four windows. The inner two are fixed with tinted glazing, while the outer two are of unknown material and appear to be hung with clear glazing. At the east end of this section, there is another (likely hung) window. The remainder of the elevation consists of the southeast addition. It has two single wood-framed fixed windows, with clear glass, positioned at each end.

East (Rear) Elevation

The east (rear) elevation is asymmetrical. At the south end, it consists of the southeast addition (1990) and the original A-frame. From south (left) to north (right), the elevation begins with the southeast addition. There is a pair of metal-framed fixed windows near the south end. At the north end of the southeast addition, there is a set of four concrete steps, with metal railings, which ascend from the east. The north-facing facet of the addition has two slab doors at each end and is fronted by an elevated and covered walkway leading from the stairs to an entry at the south end of the A-frame. The entry consists of a single metal-framed glass door. At ground level, the remainder of the A-frame consists of a small one-story bump-out; on the second story, there is what appears to be a replacement metal-framed sliding window with clear glazing. A concrete ramp, with a metal railing, ascends from the north to meet the covered walkway.

North Elevation

The north elevation consists entirely of the north roof. There are two convex tinted skylights in the roof.

***B10. Significance:**

NRHP and CRHR Eligibility

For properties to be eligible in either the NRHP and/or the CRHR, they must possess historic significance in one of the following criteria, and they must retain sufficient integrity from the period of significance to convey that significance (United States Code [USC] Title 36, §60.4 and California Public Resources Code [PRC] §5024.1[b]).

Criteria A/1: ***Association with significant events or patterns of development*****.**
Research to date has not revealed the subject property to have an association with significant events or patterns of development. Incorporated as a city in 1903, Bishop became a center for regional mining and ranching and the headquarters for construction and management of the Los Angeles Aqueduct in the early twentieth century. In the mid-1950s, Bishop began to serve as the principal commercial and service center of the northern Owens Valley for visitors accessing outdoor recreation opportunities in the region. As a regional hub and gateway city, Bishop, by 1970, already had a small but established main street with a variety of civic, hospitality, and commercial enterprises. The Visitors Center was built to provide information about existing businesses and recreational opportunities and to stimulate the existing economy. The efforts of the Visitors Center were not the catalyst for the existence of Bishop or an economy based on tourism and outdoor adventure; thus, the Visitor Center is not associated with the city or region's overall pattern of development. A review of historical newspapers shows that City Park was substantially complete by 1954 and that the subject property was not a driver of that development. Research to date has not indicated that any single event of significance has occurred at the Visitors Center or that the property has made a significant contribution to the broad patterns of national, state, or local history. Thus, the property at 690 N. Main Street does not possess significance under Criteria A/1, and is, therefore, recommended not to be eligible for listing in the NRHP or the CRHR.

Criteria B/2: ***Association with individuals significant in the history of the city, region, or nation.***
Per National Register Bulletin (NRB) 15 *How to Apply the National Register Criteria for Evaluation*, "properties eligible under Criteria B/2 are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance" (National Park Service 1997). Research to date has not revealed the subject property to have an association with the lives of significant persons in our past. Efforts to plan and realize the first phase of the Visitors Center were collective, the result of collaboration among the City government, the Chamber of Commerce, voluntary organizations, local businesses, and community volunteers. The planning and realization of later additions and the activity and use of the building as a Visitors Center appear to have been carried out by Chamber and Visitor Center staff. The names of various individuals in historical newspaper reports recounting the planning, construction, and use of the building over time are typically those of department heads, city representatives, organization and business leaders, and volunteer organizers who contributed to the success of the Visitors Center as part of their ongoing professional responsibilities and contribution to the quality of local civic life. Research to date does not indicate that any single individuals associated with the Visitors Center as directors, managers, staff, or volunteers made exceptional contributions to the history of the city, region, or nation. Thus, the property at 690 N. Main Street does not possess historic significance, and it is, therefore, recommended not to be individually eligible for listing in the NRHP and the CRHR under Criteria B/2.

Criteria C/3: ***Embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value.***
The subject property was constructed in three phases: the A-frame in 1970, the south addition in 1975, and the southeast addition in 1990. The Visitors Center A-frame is a typical example of its type, retaining the expected character-defining features: triangular shape, steeply pitched roof extending to the ground, deep-set eaves, and large windows on the front façade. Built by volunteer labor from prefabricated parts, it is a simple example of the A-frame form using standard and inexpensive materials and basic construction techniques. It was built in the middle of the A-frame form's period of popularity that extended from the mid-1950s into the late 1970s. It is a generic example of the quickly-built A-frames that were especially ubiquitous in the western mountain region, and in the Bishop and Mammoth areas, where the form was used for both housing and small commercial purposes. Research to date has not revealed the name of the company that provided the kit or design of the prefabricated A-frame. The 1975 and 1990 additions are examples of late twentieth-century vernacular contemporary style. They, too, are simple examples of their style using standard materials and basic construction techniques. Neither is representative of their region, nor are they the work of a master. Neither the A-frame nor the additions possesses high artistic value. None is a distinctive example of its type. Thus, the property at 690 N. Main Street does not possess significance under Criteria C/3, and is, therefore, recommended not to be individually eligible for listing in the NRHP or the CRHR.

Criteria D/4: ***Has yielded, or may be likely to yield, information important in prehistory or history*****.**
Criteria D/4 are applied most commonly to buildings, structures, or objects that have been used as a source of archaeological data and are believed to contain more, yet unretrieved, data that cannot be obtained from other sources. However, historical information about A-frame buildings is prevalent, and further study of the property would not add any new information to the historic record. Thus, the property at 690 N. Main Street does not possess historic significance under Criteria D/4 and, therefore, it is recommended not to be individually eligible for listing in the NRHP or the CRHR.

Summary

The subject property at 690 N. Main Street does not possess historic significance, and is, therefore, recommended not to be eligible for listing in the NRHP and the CRHR under any criteria.

Appendix D

Cultural Resources Assessment

HELIX Environmental Planning, Inc.
1180 Iron Point Road, Suite 130
Folsom, CA 95630
916.365.8700 tel
619.462.0552 fax
www.helixepi.com

July 7, 2026 04467.00004.003

Pam Foster, City Administrator
City of Bishop
377 W. Line Street
Bishop, CA 93514
pfoster@cityofbishop.ca.gov

Subject: **City of Bishop Chamber of Commerce/Visitor's Center Replacement Project, Bishop, Inyo County, CA**

Dear Ms. Foster,

This letter report documents the results of a Cultural Resources Assessment (CRA) conducted by HELIX Environmental Planning, Inc. (HELIX) for the proposed City of Bishop Chamber of Commerce/Visitor's Center Replacement Project (project) in the City of Bishop (City), Inyo County, California. The project involves demolition and replacement of the existing Bishop Chamber of Commerce/Visitor's Center (Visitor's Center) building. The project qualifies as an Undertaking under Section 106 of the National Historic Preservation Act (NHPA) due to the need for U.S. Army Corp of Engineers permitting under Section 401 and 401 of the Clean Water Act. The need for this permitting stems from the project's proximity to the South Fork Bishop Creek. This CRA was conducted to address the requirements of Section 106 of the NHPA, as well as the requirements of the California Environmental Quality Act (CEQA). The CRA involved background research, a Sacred Lands File search, and a field survey.

PROJECT LOCATION

The proposed 0.43-acre project site is located at 690 N. Main Street in the City of Bishop, Inyo County, California (Attachment A, Figure 1). It is situated on the southeast corner of N. Main Street and Park Avenue, in the northwest corner of City Park. The project is located in Section 6 of Township 7 South, Range 33 East as depicted on the U.S. Geological Survey (USGS) 7.5-minute *Bishop, California* topographic quadrangle (Attachment A, Figure 2).

The project site is located within a developed recreation area, Bishop City Park, which extends to the east and south. South Fork Bishop Creek runs east-west through the center of the APE. The project site is bordered by roads and commercial buildings to the north and west (Attachment A, Figure 3).

PROJECT DESCRIPTION

The approximately 0.43-acre project site is located on a portion of two parcels identified as Assessor's Parcel Numbers (APNs) 001-030-07 and -10 and is situated in the northwest corner of the Bishop City Park. Land uses surrounding the project site include drive-through fast food restaurants and a parking

lot to the north, baseball fields and parking lots to the east, a playground to the south, and N. Main Street and other commercial uses to the west. The South Fork Bishop Creek runs immediately south of the subject building.

Depending on the availability of future funding, the project would involve either the full demolition of the subject building, or the partial demolition of the southern addition and rehabilitation of the remaining A-frame structure. If full demolition is determined to be the most feasible option, it is unlikely that the subject building would be reconstructed. However, there is potential for the subject building to be reconstructed on a developed area within the Bishop City Park boundary. The exact location is currently unknown, but would be limited to developed areas of the park and would be sited to avoid sensitive resources, including the South Fork Bishop Creek. The final project scenario would be determined by the City based on the consideration of potential site constraints and/or constraints identified during the design process, as well as the availability of funding. There is also potential that the project could be implemented in phases as funds become available (i.e., demolition of the entire subject building or just the southern addition in one phase, and rehabilitation or reconstruction of the subject building in a subsequent phase). If reconstructed, it is anticipated that the replacement building would be of similar size and scale as the approximately 2,276-square-foot subject building. The replacement building would not exceed two stories and would be a maximum height of 30 feet.

AREA OF POTENTIAL EFFECTS

The Area of Potential Effects (APE) for the proposed project is defined as the geographic area where project activities may directly or indirectly cause changes in the character or use of historic properties of pre-contact or historic age, if any such properties exist. The APE corresponds to the project site and conservatively comprises 0.43 acre (see Attachment A, Figures 2 and 3). The vertical extent of the APE is anticipated not to exceed six feet in depth below the current ground surface.

For the purposes of this letter report, “APE” and “project site” are to be considered coterminous.

PERSONNEL QUALIFICATIONS

This CRA was completed by HELIX Staff Archaeologist, Austin Dietrich, BA, under the supervision of HELIX Senior Project Manager II, Clarus Backes, M.A., RPA. Mr. Backes served as Principal Investigator and meets the Secretary of the Interior’s *Professional Qualifications Standards* for Archaeology (36 Code of Federal Regulations [CFR] Part 61).

REGULATORY FRAMEWORK

National Historic Preservation Act

The National Historic Preservation Act of 1966 (16 United States Code [USC] 470), enacted in 1966, declared a national policy of historic preservation and instituted a multifaceted program, administered by the Secretary of the Interior, to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the National Register of Historic Places (NRHP), established the position of State Historic Preservation Officer (SHPO) and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes in preserving their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP).

Section 106

Section 106 of the NHPA (Section 106) requires that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP, and that the ACHP must be afforded an opportunity to comment on such undertakings through a process outlined in 36 CFR Part 800. The Section 106 process involves the identification of historic properties within the APE; the determination of whether the undertaking will cause an adverse effect on historic properties; and the resolution of those adverse effects through consultation with parties to the Section 106 review process, most prominently including the California SHPO and Native American tribes.

National Register of Historic Places

The NRHP was established by the NHPA in 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR Part 60.2).

The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: It is associated with the lives of persons who are significant in our past.
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

Cemeteries, birthplaces, graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years old to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

California Environmental Quality Act

CEQA requires that proposed projects be analyzed to determine whether they may cause significant effects to the environment, including historical resources. Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR). In addition, resources included in a local register of historic resources or identified as significant in a local

survey conducted in accordance with state guidelines, are also considered historic resources under CEQA. According to CEQA, the fact that a resource is not listed in, or determined eligible for listing in the CRHR, or is not included in a local register or survey, shall not preclude a CEQA Lead Agency from determining that the resource may be a historic resource as defined in California Public Resources Code (PRC) Section 5024.1.7.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC § 5024.1[a]). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and as a California Historical Landmark (CHL) , numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may also be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, per the California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq:

> Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
>
> Criterion 2: It is associated with the lives of persons important to local, California, or national history; or
>
> Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master, or possesses high artistic values.
>
> Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the CRHR, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.

California Health and Safety Code 7050.5

Health and Safety Code 7050.5 establishes that the intentional disturbance, mutilation, or removal of interred human remains is a misdemeanor. This code also requires that upon the discovery of human remains outside of a dedicated cemetery excavation, disturbance of land shall cease until a county coroner makes a report. The code also requires that the county coroner contact the Native American

Heritage Commission (NAHC) within 24 hours if he or she determines the remains to be of Native American origin.

California Public Resources Code §5097.98

Section 5097.98 of the California Public Resources Code states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code Part 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant or "MLD") it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

METHODS

To prepare this CRA, HELIX conducted background research, including a records search, a Sacred Lands File search, and a field survey. Each task is described below.

Records Search

On June 2, 2026, HELIX requested a records search for the project site at the Southern San Juaquin Valley Information Center (SSJVIC) of the California Historical Resources Information System, located in Bakersfield. The records search request encompassed the APE and surrounding 0.5-mile buffer and was completed to identify: (1) prior cultural resource investigation completed in the project site; and, (2) prehistoric or historic-era resources previously documented in the project site. The record search was returned by the SSJVIC on June 15, 2026 with no resources and only one previous study found within the APE. The search identified 25 resources, and 12 prior cultural studies within the 0.5-mile buffer.

To augment the records search, HELIX conducted additional desktop research including a review of historic-era USGS topographic maps, historic-era aerial imagery, and the Built Environment Resource Directory (BERD) of the Office of Historic Preservation (OHP) to identify resources eligible for, or listed in, the NRHP or CRHR.

Sacred Lands File Search

On June 2, 2026, HELIX requested a search of the NAHC Sacred Lands File (SLF) to identify recorded locations of Native American sacred sites or human remains within the APE. The request letter is provided in Attachment B.

Field Survey

On April 3rd, 2026, HELIX archaeologist Austin Dietrich, BA, completed a pedestrian survey of the APE. The survey involved walking in parallel 10-meter-wide transects during which the ground surface was examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, fire-affected rock, prehistoric ceramics), soil discoloration that might indicate the presence of a prehistoric cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations, wells) or historic debris (e.g., metal, glass, ceramics).

Ground disturbances such as gopher holes, burrows, cut banks, and drainage banks were also visually inspected.

RESULTS

This section describes the results of the background research and field survey.

Records Search

Previous Studies

On June 15, 2026, the SSJVIC provided the results from the records search for the APE and a 0.5-mile buffer. The records search identified one prior cultural resource study conducted within the APE and 12 prior cultural resource studies conducted within the 0.5-mile radius. Table 1 lists the previous studies.

Table 1
PREVIOUS STUDIES CONDUCTED WITHIN A 0.5-MILE RADIUS OF THE APE

Report #	Year	Author(s)	Title	Within APE	Within 0.5-Mile Radius
IN-00210	1984	Adams, Cynthis J.	Negative Archaeological Survey Report – Addendum-Maintenance Station (L5703), Route 6, P.M. 0/3		X
IN-00212	1984	Proctor, Martha	Negative Archaeological Survey Report – Maintenancea Station Bishop-Inyo L5703, P.M. 0.0		X
IN-00282	1986	Jenkins, Richard C.	An Archaeological Assessment of the Bishop Vegetation Management Project, Inyo County, California		X
IN-00446	1994	Laylander, Don	Negative Archaeological Survey Report: Conduct Rehabilitation Work on Portions of Routes 168 and 395, In and Around the City of Bishop	X	X
IN-00566	1999	Burton, Jeff	Letter Report: Archaeological Survey of the Proposed Spruce and MacIver Street Extensions		X
IN-00624	2006	Jordan, Stacey C.	Archaeological Survey Report for the Southern California Edison Company Tap Control -- Inyo Fiber Optic Cable Project Inyo County, California (WO#8458-0461)		X
IN-00715	2005	Marvin, Judith and Julia G. Costello	Historic Property Survey Report Including the Archaeological		X

Report #	Year	Author(s)	Title	Within APE	Within 0.5-Mile Radius
			Survey Report/ Historic Resource Evaluation Report (ASR/HRER) for the Bishop Home Street Improvement Project Bishop, Inyo County, California		
IN-00802	2006	Hudlow, Scott M.	A Phase I Cultural Resource Survey for Bishop-Silver Peak Apartments, City of Bishop, California		X
IN-00839	2006	Reno, Ray	Historical Property Survey Report (HPSR) Including The Archaelogical Survey Report For The Maciver Street Improvements Project, Bishop, Inyo County, California, Caltrans District 9, Bishop, California		X
IN-00845	2006	Reno, Ron	Archaeological Survey on East Yaney Street Bishop, Inyo County California		X
IN-00948	2009	Hubert, Switalski	Archaeological Survey Report for the Southern California Edison Company's Replacement of 17 Deteriorated Power Poles on the Birchum 12KV, Crowley 12KV, Inyo Lumber 12KV, McGee 12KV, Sagehen 12KV, and Underwood 12KV Distribution Circuits (6085-4800, 8-4820), Inyo and Mono Counties, California		X
IN-01132	2009	Unknown	Archaeological Survey 17 Areas in Bishop, California, for the Bishop Low-Income Housing Project		X
IN-01233	2016	Murray, Samantha	Cultural Resources Study for the Bishop Creek Bridge Replacement Project, Bishop, Inyo County, California		X

Report IN-0466 – Report 0466 documents the results of an archaeological study prepared in 1994 by Don Laylander for a Caltrans Survey which covered a variety of paved areas throughout Bishop including the current APE. The survey primarily focused on the Fairgrounds and at the junction of East Pine Street and Hanby Street. The survey incorporated pre-fieldwork research such as a review of previous studies within the area, historic-era map analysis, and the study of ethnographic information pertinent to the area. The survey did not identify any cultural resources within the area.

Resources

The NWIC records search did not identify any recorded cultural resources in the APE. The search identified 25 previously recorded resources in the 0.5-mile radius; Table 2 lists these resources.

Table 2
PREVIOUSLY RECORDED RESOURCES WITHIN A 0.5-MILE RADIUS OF THE APE

Primary (P-14-)	Trinomial	Year	Age	Description	Within APE?	Distance and Direction from APE
005200	N/A	1982	Historic	Historic Birthplace, Horace Marden Albright	No	0.50 mile, south
008547	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, southwest
008548	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, southwest
008549	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, southwest
008550	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, west-southwest
008551	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, west
008552	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, west
008553	N/A	2005	Historic	Historic Single-Family Property	No	0.49 mile, west
008554	N/A	2005	Historic	Historic Single-Family Property	No	0.45 mile, west-northwest
008555	N/A	2005	Historic	Historic Single-Family Property	No	0.45 mile, west-northwest
008556	N/A	2005	Historic	Historic Single-Family Property	No	0.45 mile, west-northwest
008557	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, west
008558	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, west
008559	N/A	2005	Historic	Historic Single-Family Property	No	0.48 mile, west
008560	N/A	2005	Historic	Historic Single-Family Property	No	0.48 mile, west
008561	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, west-southwest

Primary (P-14-)	Trinomial	Year	Age	Description	Within APE?	Distance and Direction from APE
008562	N/A	2005	Historic	Historic Single-Family Property	No	0.48 mile, west-southwest
008563	N/A	2005	Historic	Historic Single-Family Property	No	0.35 mile, west-southwest
008564	N/A	2005	Historic	Historic Single-Family Property	No	0.50 mile, southwest
008854	N/A	2006	Precontact	Lithic Scatter	No	0.15 mile, north-northwest
008855	N/A	2006	Precontact	Lithic Scatter	No	0.15 mile, north
013446	N/A	2009	Precontact	Lithic Scatter	No	0.30 mile, west
014550	N/A	2016	Historic	Bridge	No	0.49 mile, east
014650	N/A	2019, 2021	Historic	Highway	No	0.45 mile, south
015781	N/A	2019	Historic	Highway	No	0.48 mile, north

Historic-Era Map Review

Historic-era maps depicting the APE were examined to identify historic-era uses of the area (historicaerials.com 2026; USGS 2026); Table 3 summarizes these resources.

Table 3
SUMMARY OF FINDINGS FROM HISTORIC-ERA MAPS DEPICTING THE CURRENT APE

Map Edition	Features Depicted
USGS 30-minute *California Bishop* Quadrangle (1913)	• No structures are depicted in the vicinity of the APE. • Main Street is present as well as an unnamed road running perpendicular and east of Main Street north of South Fork Bishop Creek.
USGS 15-minute *Bishop, California* Quadrangle (1949)	• No structures or map features except for Main Street are shown in the direct vicinity of the APE. • One structure is shown southwest of the APE west of Main Street and South of the South Fork Bishop Creek.
USGS 15-minute *Bishop, California* Quadrangle (1984)	• First topographic map to depict the Visitor's Center and surrounding Bishop City Park.

Historic-Era Aerial Photograph Review

Historic-era aerial imagery of the APE was examined to identify historic use of the area (historicaerials.com 2025); Table 4 summarizes these resources.

Table 4
SUMMARY OF FINDINGS FROM AERIAL PHOTOGRAPHS DEPICTING THE CURRENT APE

Aerial Photograph Edition	Features Depicted
1947	• Main Street is present with a narrower unimproved profile, no other roads visible. • Structures are present west and south of the APE, likely residential.
1977	• Visitor's Center and Bishop City Park are present with no visual distinctions from their modern state. • Commercial development is visible north and west of the APE • Park Street is now present north of the APE. • Main Street shows widening and other improvements.
1993	• More commercial development is present with the addition of the hotel directly west of the APE.

Native American Outreach

On June 2, 2026, HELIX requested that the NAHC conduct a search of the SLF for the presence of Native American sacred sites or human remains in the vicinity of the currently proposed APE. A written response received from the NAHC on June 3, 2026, stated that the results of the SLF search were negative. The list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area provided by the NAHC was provided to the City of Bishop for further outreach, as necessary.

Field Survey

The 0.43-acre APE surveyed by HELIX is a developed recreation area within Bishop City Park. The Bishop Visitor's Center is at the APE's northern edge with some paved areas surrounding it. South Fork Bishop Creek runs East-West through the center of the APE, and the APE is bordered by roads and commercial buildings to the north and west. The entirety of the APE with the exception of the creek channel was accessible for intensive pedestrian survey.

Vegetation within the APE includes various shrubs, birch, pine, elm, and a groundcover of landscaped grasses. Ground visibility is moderate to low (20-60 percent) throughout the APE due to dense grasses. Areas surrounding the base of trees and shrubs as well as the banks of the creek provided greater visibility. Rodent burrows and the external spoils were inspected for cultural materials when encountered. Soils on site consist of dark brown silty clay with some loam and duff around large trees.

No precontact or historic-era cultural resources were found during the survey.

SUMMARY AND RECOMMENDATIONS

HELIX conducted this CRA to assist the applicant in addressing the cultural resources requirements of the NHPA and CEQA. This CRA was prepared based on background research and a pedestrian survey.

Summary

The CRA did not identify cultural resources in the APE.

The existing visitor center at 690 N. Main Street is addressed in more detail in *Historical Resource Evaluation Memorandum for 690 N. Main Street, City of Bishop, Inyo County, California* (HELIX 2026). The memorandum recommended that the property at 690 N. Main Street is not eligible for listing in the NRHP or CRHR, and, therefore, it is recommended not to be a *historical resource* for the purposes of CEQA.

Based on the results of this CRA, HELIX concludes that the following findings are appropriate for the project:

- **No Historic Properties Affected** under Section 106 (36 CFR Part 800.4[d][1]).
- **No Significant Impact** to Historical or Unique Archaeological Resources under *CEQA Guidelines* Section 15064.5; and
- **No Significant Impact to Human Remains** resulting from disturbance.

Recommendations

No additional study or documentation for cultural resources are recommended at this time. However, in the unlikely event that human remains, funerary objects, and/or archaeological cultural resources are discovered during project construction, the recommendations for unanticipated discoveries and/or human remains, presented below, should be implemented to avoid or substantially reduce the severity of effects on such finds.

Potential Impacts to Unanticipated Discoveries

It is possible, though unlikely, that unanticipated cultural resource discoveries could occur during project construction. Should such discoveries qualify as historic properties under Section 106 (as defined at 36 CFR Part 800.16[1][l]); or historical or unique archaeological resources under CEQA (as defined at PRC Sections 21084.1 or 21083.2, respectively), then their disturbance by project construction would result in an adverse effect and significant impact.

If accidental discoveries of an archaeological nature are made during project implementation, HELIX recommends that all work should be halted within 25 feet of the discovery until an archaeologist meeting the Secretary of Interior's *Professional Qualifications Standards for Archaeology* can assess the significance of the find and make recommendations for next steps, including avoidance as the preferred approach. If the resource cannot be avoided during project construction, the archaeologist should evaluate the discovery's status under CEQA. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted as determined in consultation with the CEQA lead agency and Native American tribes (if the resource is prehistoric in nature).

Treatment of Human Remains

In the unlikely event that human remains are uncovered or discovered during project construction, the Inyo County Coroner must be notified to arrange proper treatment and disposition of the remains. If the

remains are identified, based on archaeological context, age, cultural associations, or biological traits, to be those of a Native American, California Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will determine the manner in which the remains are to be treated.

Sincerely,



Austin Dietrich, BA
Cultural Resources Staff Archaeologist



Clarus Backes, MA, RPA
Project Quality Inspector, Senior Archaeologist

Attachments:

Attachment A: Figure 1: Site and Vicinity Map
Figure 2: Area of Potential Effects (Topographic Base)
Figure 3: Area of Potential Effects (Aerial Photo Base)

Attachment B: SLF Request

Attachment C: Record Search Correspondence

Attachment D: Representative APE Photographs

REFERENCES

HistoricAerials.com. 2026. Historic Aerials. Accessed June 1 at: https://www.historicaerials.com/viewer.

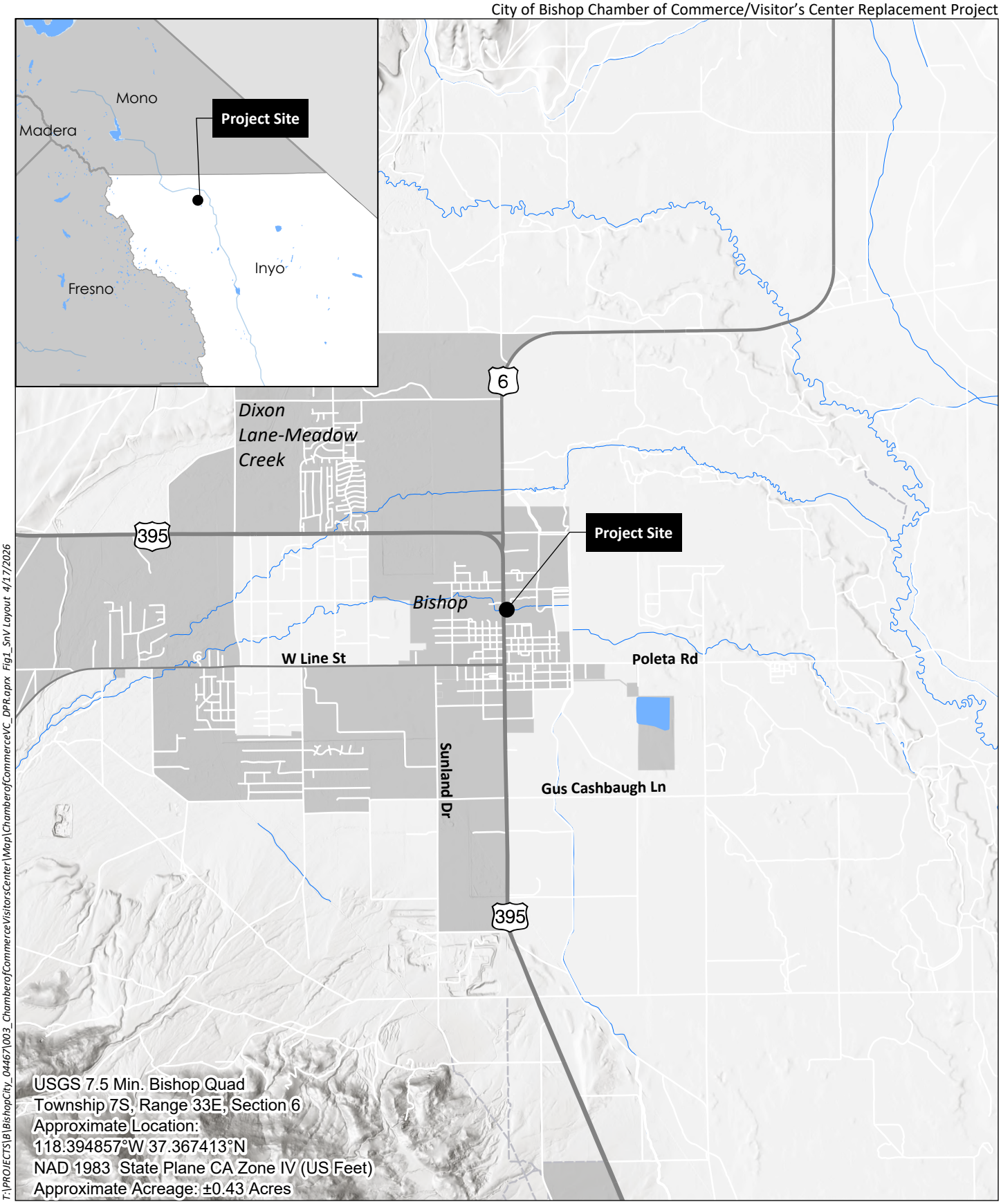
Office of Historic Preservation (OHP), California Historical Resources Database. 2026. Accessed June 1 at: https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=14.

U.S. Geological Survey (USGS). 2026. *U.S. DOI Geological Survey, California Bishop Quadrangle, 1913.*, Accessed June 1at: https://store.usgs.gov/product/846080.

HELIX Environmental Planning, Inc. (HELIX) 2026. *Historical Resource Evaluation Memorandum for 690 N. Main Street, City of Bishop, Inyo County, California.*

Attachment A

Figures



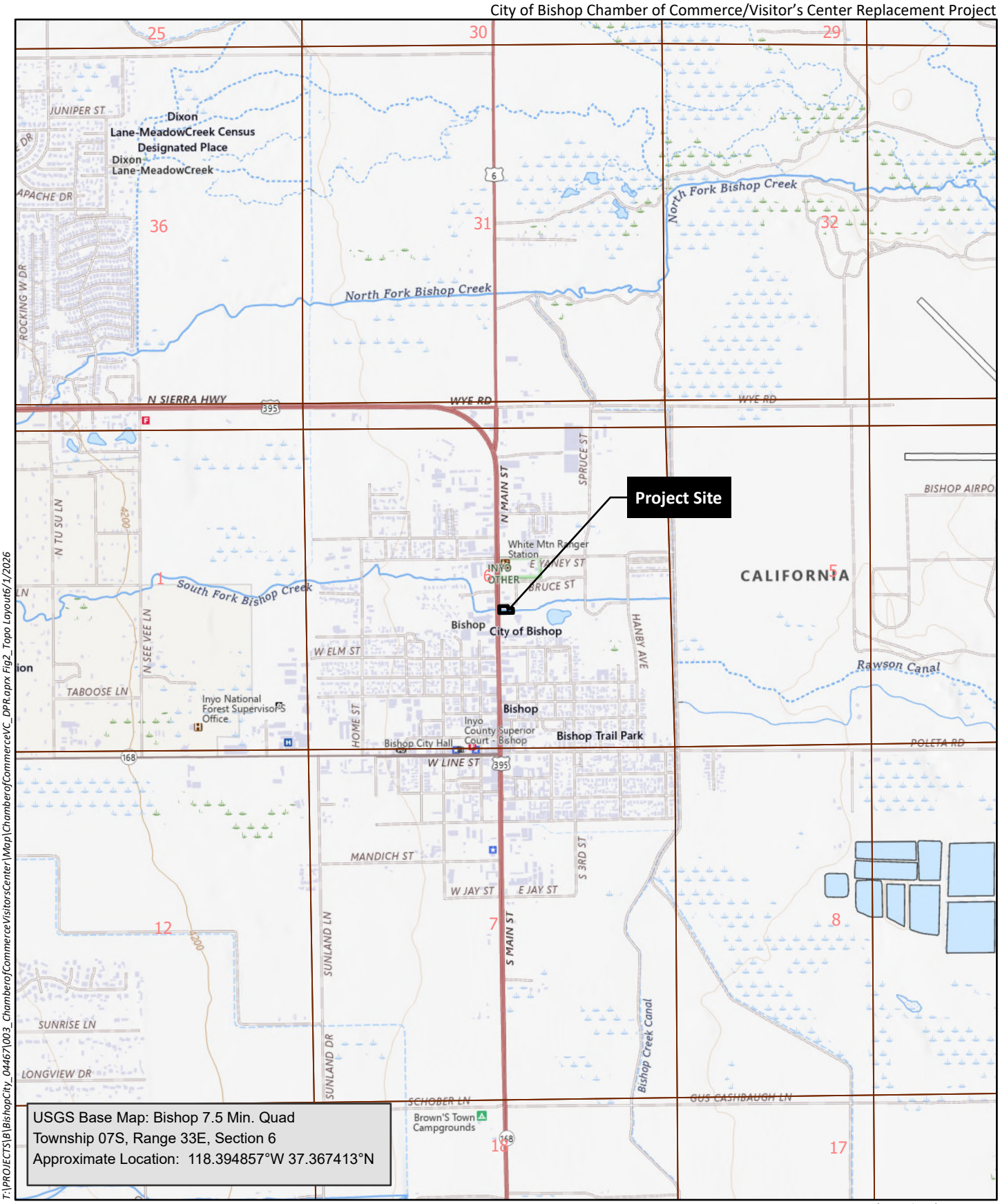
T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_DPR.aprx Fig1_SnV Layout 4/17/2026

Source: Base Map Layers (Esri, USGS, NGA, NASA)

HELIX Environmental Planning

Site and Vicinity Map

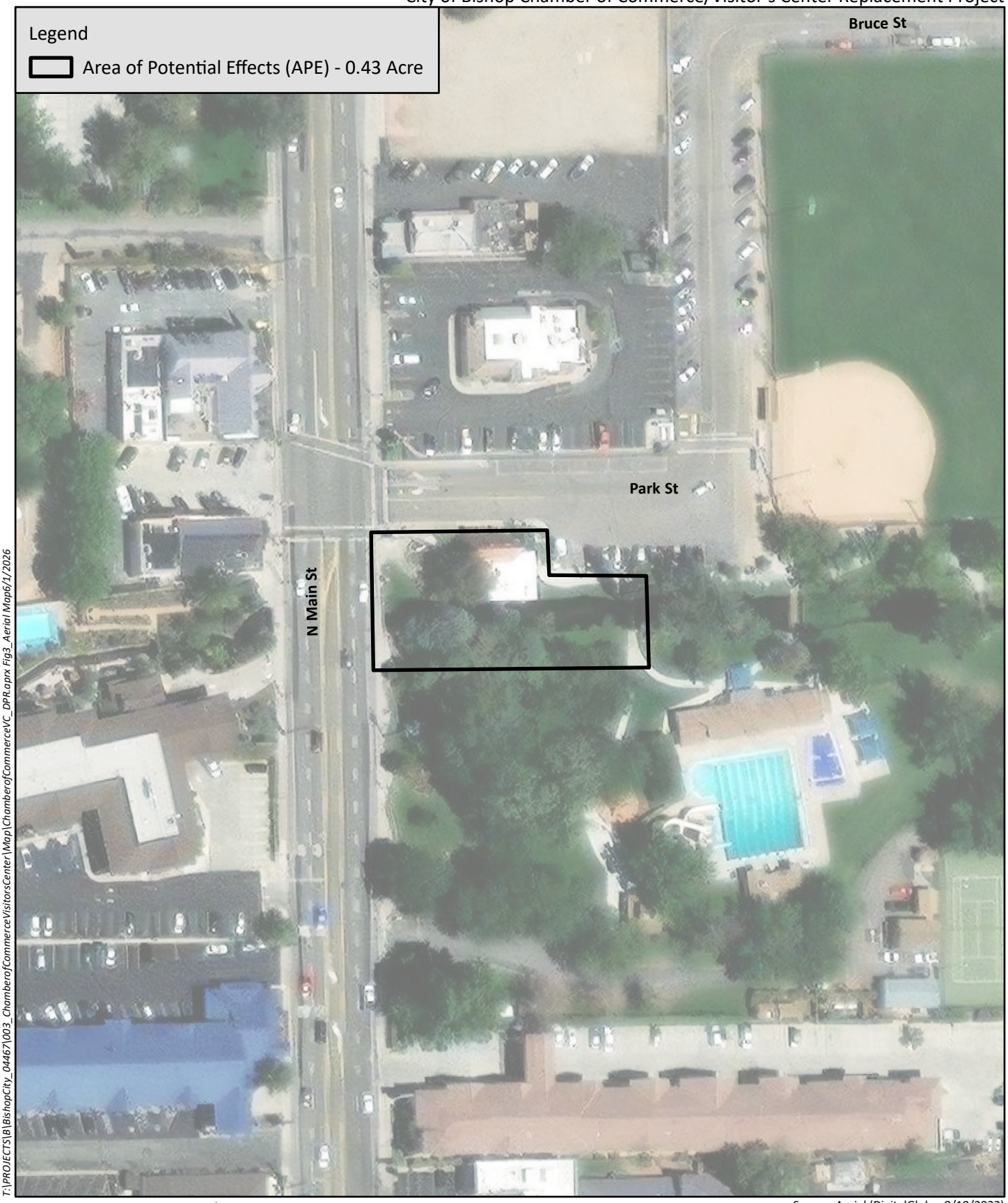
Figure 1



HELIX Environmental Planning

USGS Topographic Map

Figure 2



T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_DPR.aprx Fig3_Aerial Map6/1/2026

Source: Aerial (DigitalGlobe, 8/10/2022)

HELIX Environmental Planning

Area of Potential Effects (APE) Map

Figure 3

Attachment B

Sacred Lands File Search Request

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: City of Bishop Chamber of Commerce/Visitor's Center Replacement Project

County: Inyo

USGS Quadrangle Name: Bishop, CA

Township: 7S **Range:** 33E **Section(s):** 6

Company/Firm/Agency: HELIX Environmental Planning, Inc.

Street Address: 1180 Iron Point Road, Suite 130

City: Folsom **Zip:** 95630

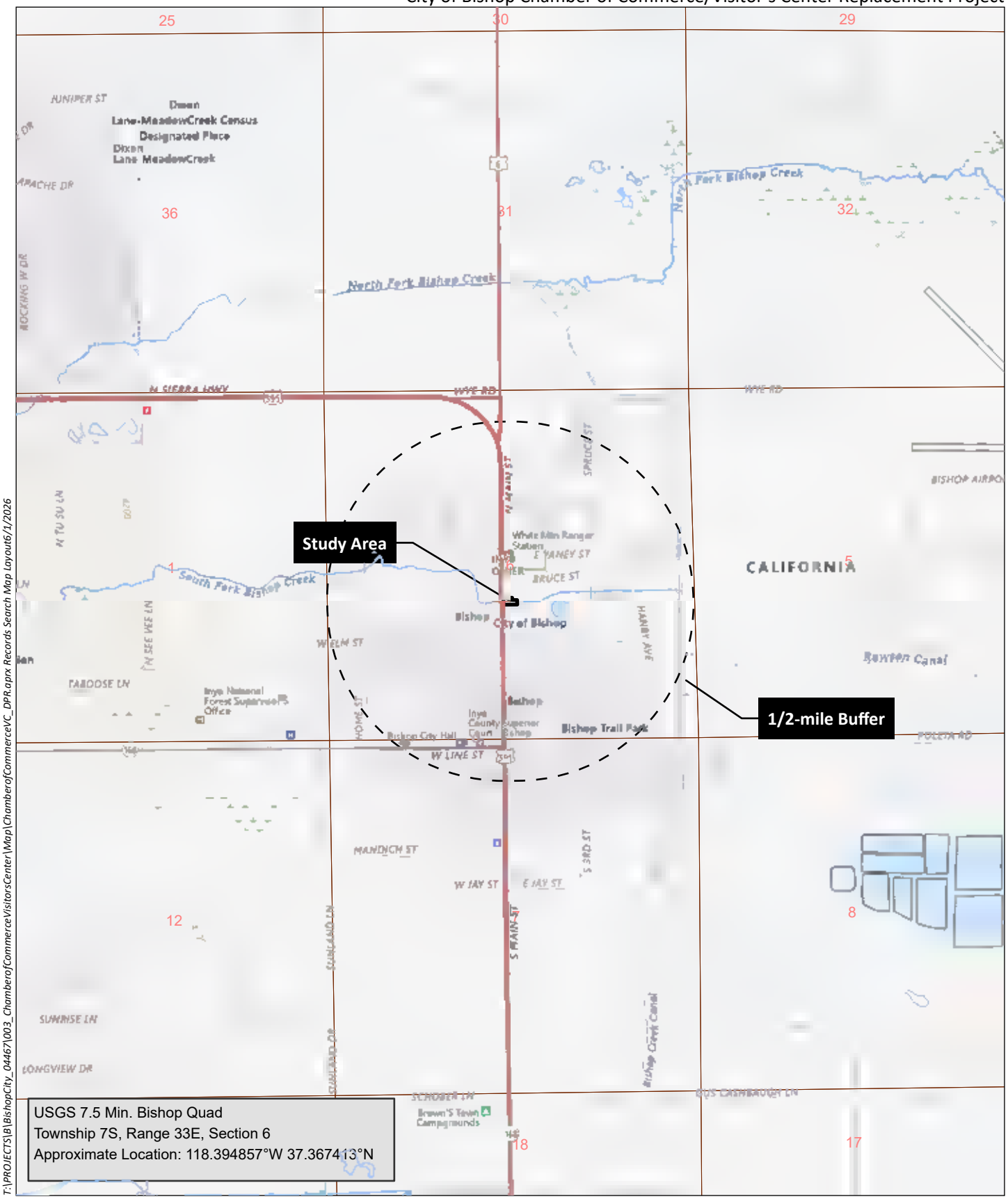
Phone: (916) 435-1205

Fax: 619-462-1515

Email: clarusb@helixepi.com

Project Description:

The City of Bishop proposes to build a new chamber of commerce and visitors center building at 794 N. Main Street in Bishop.



T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_DPR.aprx Records Search Map Layout6/1/2026

Source: USGS National Map, 2020

HELIX Environmental Planning

Records Search Map

Figure 1

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Sara Dutschke
Miwok

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

Executive Secretary
Andrew Alejandre
Paskenta Band of Nomlaki Indians

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

June 3, 2026

Clarus Backes
HELIX Environmental Planning, Inc.

Via Email to: ***clarusb@helixepi.com***

Re: City of Bishop Chamber of Commerce and Visitor's Center Replacement Project, Inyo County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at my email address: melina.carlos@nahc.ca.gov

Sincerely,

Melina Carlos

Melina Carlos
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Inyo County
6/3/2026

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Inyo	Big Pine Paiute Tribe of the Owens Valley	F	Sally Manning, Environmental Director	P. O. Box 700 Big Pine, CA, 93513	(760) 938-2003		s.manning@bigpinepaiute.org	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	7/18/2017
	Big Pine Paiute Tribe of the Owens Valley	F	James Rambeau, Chairperson	P. O. Box 700 Big Pine, CA, 93513	(760) 938-2003	(760) 938-2942		Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	
	Big Pine Paiute Tribe of the Owens Valley	F	Danielle Gutierrez, Tribal Historic Preservation Officer	P.O. Box 700 Big Pine, CA, 93513	(760) 938-2003	(760) 938-2942	d.gutierrez@bigpinepaiute.org	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	
	Bishop Paiute Tribe	F	Brian Poncho, Enrollment Director	50 Tu Su Lane Bishop, CA, 93514	(760) 873-3584		brian.poncho@bishoppaiute.org	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	9/11/2025
	Bishop Paiute Tribe	F	Ambroshia Stone, Interim CEO	50 Tu Su Lane 50 Tu Su Lane Bishop, CA, 93514	(760) 873-3584		ambroshia.stone@bishoppaiute.org	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	5/8/2026
	Bishop Paiute Tribe	F	Meryl Picard, Treasurer/Secretary of Tribal Council	50 Tu Su Lane Bishop, CA, 93514	(760) 873-3584		meryl.picard@bishoppaiute.org	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	9/11/2025
	Bishop Paiute Tribe	F	Darren Delgado, THPO	50 Tu Su Lane Bishop, CA, 93514	(760) 873-3584		darren.delgado@bishoppaiute.org	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	5/8/2026
	Bishop Paiute Tribe	F	Pesapi Spoonhunter, Chief Operations Officer	50 Tu Su Lane Bishop, CA, 93514	(760) 873-3584		pesapi.spoonhunter@bishoppaiute.org	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	5/8/2026
	Fort Independence Indian Reservation	F	Alisa Lee, Vice Chairwoman	P.O. Box 67 Independence, CA, 95326			Alisa@fortindependence.com	Paiute	Fresno,Inyo,Mono,Tulare	4/23/2026
	Fort Independence Indian Reservation	F	Carl Dahlberg, Chairman	P.O. Box 67 Independence, CA, 93526	(760) 878-5160	(760) 878-2311	businesscommittee@fortindependence.com	Paiute	Fresno,Inyo,Mono,Tulare	4/23/2026
	Fort Independence Indian Reservation	F	Sean Scruggs, THPO/NAPGRA Specialist	P.O. Box 67 Independence, CA, 93526	(725) 500-7284		thpo@fortindependence.com	Paiute	Fresno,Inyo,Mono,Tulare	4/23/2026
	Lone Pine Paiute-Shoshone Tribe	F	Kathy Bancroft, Cultural Resources Officer	P.O. Box 747 Lone Pine, CA, 93545	(760) 570-5289	(760) 876-8302	kathybncrft@yahoo.com	Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	
	Lone Pine Paiute-Shoshone Tribe	F	Mary Wuester, Chairperson	P.O. Box 747 Lone Pine, CA, 93545	(760) 876-1034	(760) 876-8302		Paiute-Shoshone	Fresno,Inyo,Mono,Tulare	
	Utu Utu Gwaitu Tribe of the Benton Paiute Reservation	F	Tina Braitewaite, Chairperson	555 Yellow Jacket Road / 25669 Hwy. 6, PMB 1 Benton, CA, 93512	(760) 933-2321	(760) 933-2412	t.braithwaite@bentonpaiutereservation.org	Paiute	Inyo,Kern,Mono,Tulare	
	Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda,Calaveras,Contra Costa,Fresno,Inyo,Kings,Madera,Marin,Mariposa,Merced,Mono,Monterey,San Benito,San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed City of Bishop Chamber of Commerce and Visitor's Center Replacement Project, Inyo County.

Record: PROJ-2026-002913
Report Type: List of Tribes
Counties: Inyo
NAHC Group: All

Attachment C

Record Search Correspondence

CHRIS Data Request Form

ACCESS AND USE AGREEMENT NO.: 132 **IC FILE NO.:** _____

To: Southern San Joaquin Valley Information Center

Print Name: Clarus J. Backes, Jr. Date: _____

Affiliation: HELIX Environmental Planning, Inc.

Address: 1180 Iron Point Road, Suite 130

City: Folsom State: CA Zip: 95630

Phone: 916-435-1205 Fax: 619-462-1515 Email: clarusb@helixepi.com

Billing Address (if different than above): 7578 El Cajon Blvd., La Mesa, CA 91942

Billing Email: ap@helixepi.com Billing Phone: 619-462-1515

Project Name / Reference: City of Bishop Chamber of Commerce/Visitor's Center Replacement P

Project Street Address: 794 N Main St, Bishop, CA 93514

County or Counties: Inyo

Township/Range/UTMs: Township 7S, Range 33E, Section 6

USGS 7.5' Quad(s): Bishop, CA

PRIORITY RESPONSE (Additional Fee): yes ☐ / no ■

TOTAL FEE NOT TO EXCEED: $ 750
(If blank, the Information Center will contact you if the fee is expected to exceed $1,000.00)

Special Instructions:

Information Center Use Only

Date of CHRIS Data Provided for this Request: _____

Confidential Data Included in Response: yes ☐ / no ☐

Notes: _____

CHRIS Data Request Form

Mark the request form as needed. Attach a PDF of your project area (with the radius if applicable) mapped on a 7.5' USGS topographic quadrangle to scale 1:24000 ratio 1:1 neither enlarged nor reduced and include a shapefile of your project area, if available. Shapefiles are the current CHRIS standard for submitting digital spatial data for your project area or radius. **Check with the appropriate IC for current availability of digital data products.**

- Documents will be provided in PDF format. Paper copies will only be provided if PDFs are not available at the time of the request or under specially arranged circumstances.
- Location information will be provided as a digital map product (Custom Maps or GIS data) unless the area has not yet been digitized. In such circumstances, the IC may provide hand drawn maps.
- In addition to the $150/hr. staff time fee, client will be charged the Custom Map fee when GIS is required to complete the request [e.g., a map printout or map image/PDF is requested and no GIS Data is requested, or an electronic product is requested (derived from GIS data) but no mapping is requested].

For product fees, see the CHRIS IC Fee Structure on the OHP website.

1. Map Format Choice:

Select One: Custom GIS Maps ☒ GIS Data ☐ Custom GIS Maps **and** GIS Data ☐ No Maps ☐

Any selection below left unmarked will be considered a "no. "

Location Information:

	Within project area	Within 1/2 mi. radius
ARCHAEOLOGICAL Resource Locations[1]	yes ☒ / no ☐	yes ☒ / no ☐
NON-ARCHAEOLOGICAL Resource Locations	yes ☒ / no ☐	yes ☒ / no ☐
Report Locations[1]	yes ☒ / no ☐	yes ☒ / no ☐
"Other" Report Locations[2]	yes ☐ / no ☒	yes ☐ / no ☒

3. Database Information:
(contact the IC for product examples, or visit the SSJVIC website for examples)

	Within project area	Within 1/2 mi. radius
ARCHAEOLOGICAL Resource Database[1]		
List (PDF format)	yes ☐ / no ☒	yes ☐ / no ☒
Detail (PDF format)	yes ☒ / no ☐	yes ☒ / no ☐
Excel Spreadsheet	yes ☐ / no ☒	yes ☐ / no ☒
NON-ARCHAEOLOGICAL Resource Database		
List (PDF format)	yes ☐ / no ☒	yes ☐ / no ☒
Detail (PDF format)	yes ☒ / no ☐	yes ☒ / no ☐
Excel Spreadsheet	yes ☐ / no ☒	yes ☐ / no ☒
Report Database[1]		
List (PDF format)	yes ☐ / no ☒	yes ☐ / no ☒
Detail (PDF format)	yes ☒ / no ☐	yes ☒ / no ☐
Excel Spreadsheet	yes ☐ / no ☒	yes ☐ / no ☒
Include "Other" Reports [2]	yes ☐ / no ☒	yes ☐ / no ☒

4. Document PDFs (paper copy only upon request)**:**

	Within project area	Within 1/2 mi. radius
ARCHAEOLOGICAL Resource Records[1]	yes ☒ / no ☐	yes ☒ / no ☐
NON-ARCHAEOLOGICAL Resource Records	yes ☒ / no ☐	yes ☒ / no ☐
Reports[1]	yes ☒ / no ☐	yes ☐ / no ☒
"Other" Reports[2]	yes ☐ / no ☒	yes ☐ / no ☒

CHRIS Data Request Form

5. Eligibility Listings and Documentation:

	Within project area	Within 1/2 mi. radius
OHP Built Environment Resources Directory[3]:		
Directory listing only (Excel format)	yes ☒ / no ☐	yes ☒ / no ☐
Associated documentation[4]	yes ☐ / no ☒	yes ☐ / no ☒
OHP Archaeological Resources Directory[1,5]:		
Directory listing only (Excel format)	yes ☒ / no ☐	yes ☒ / no ☐
Associated documentation[4]	yes ☐ / no ☒	yes ☐ / no ☒
***California Inventory of Historic Resources* (1976):**		
Directory listing only (PDF format)	yes ☒ / no ☐	yes ☒ / no ☐
Associated documentation[4]	yes ☐ / no ☒	yes ☐ / no ☒

6. Additional Information:

The following sources of information may be available through the Information Center. However, several of these sources are now available on the OHP website and can be accessed directly. The Office of Historic Preservation makes no guarantees about the availability, completeness, or accuracy of the information provided through these sources. Indicate below if the Information Center should review and provide documentation (if available) of any of the following sources as part of this request.

Caltrans Bridge Survey	yes ☐ / no ☒
Ethnographic Information	yes ☐ / no ☒
Historical Literature	yes ☐ / no ☒
Historical Maps	yes ☒ / no ☐
Local Inventories	yes ☒ / no ☐
GLO and/or Rancho Plat Maps	yes ☒ / no ☐
Shipwreck Inventory	yes ☐ / no ☒
Soil Survey Maps	yes ☐ / no ☒

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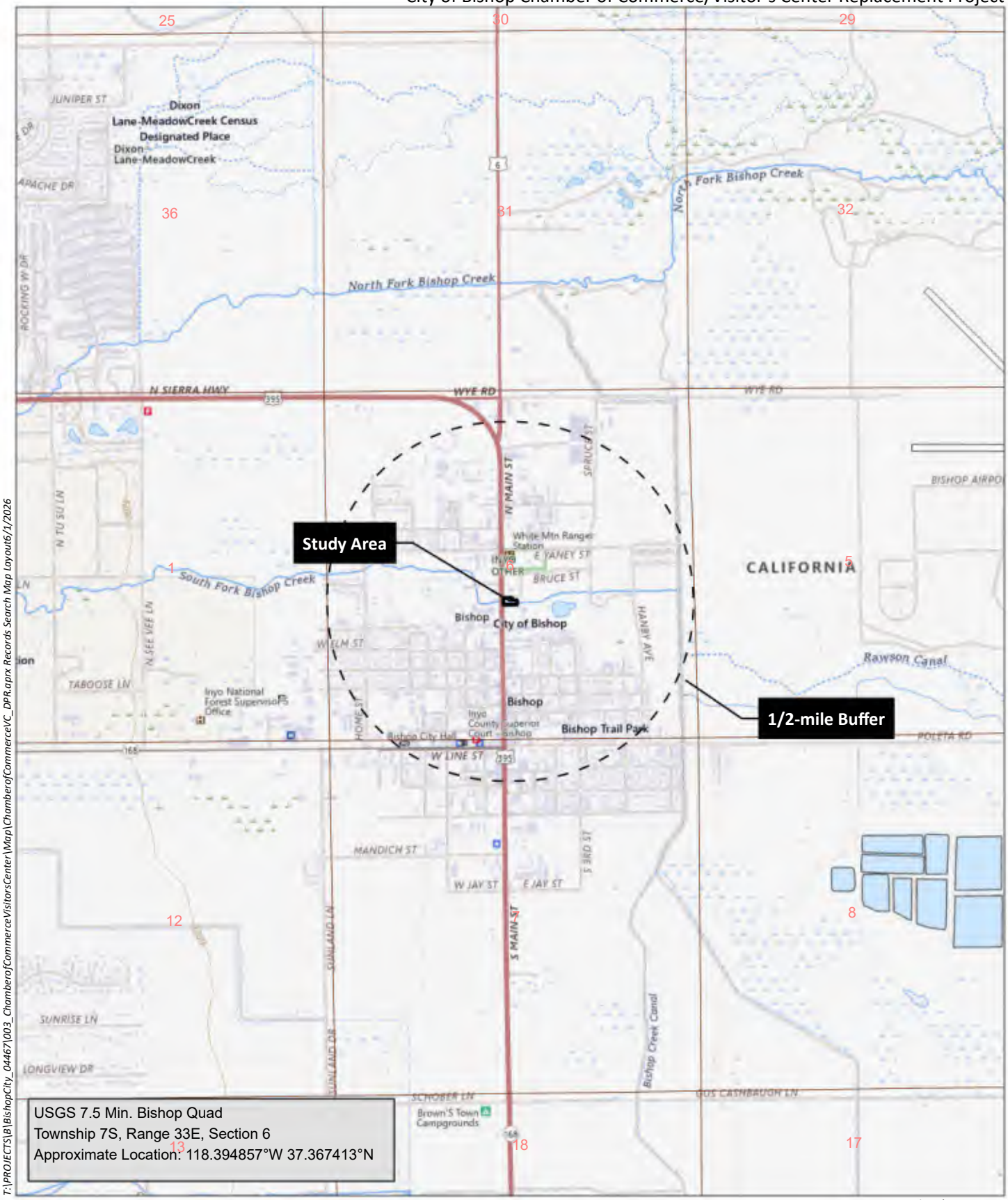
[1] In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User or Conditional User under an active CHRIS Access and Use Agreement.

[2] "Other" Reports GIS layer consists of report study areas for which the report content is almost entirely non-fieldwork related (e.g., local/regional history, or overview) and/or for which the presentation of the study area boundary may or may not add value to a record search.

[3] Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Includes, but not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys. Previously known as the HRI and then as the HPD, it is now known as the Built Environment Resources Directory (BERD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

[4] Associated documentation will vary by resource. Contact the IC for further details.

[5] Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Previously known as the Archaeological Determinations of Eligibility, now it is known as the Archaeological Resources Directory (ARD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.



USGS 7.5 Min. Bishop Quad
Township 7S, Range 33E, Section 6
Approximate Location: 118.394857°W 37.367413°N

T:\PROJECTS\B\BishopCity_04467\003_ChamberofCommerceVisitorsCenter\Map\ChamberofCommerceVC_DPR.aprx Records Search Map Layout6/1/2026

0 2,000 Feet

Source: USGS National Map, 2020

HELIX Environmental Planning

Records Search Map

Figure 1

California Historical Resources Information System



Fresno
Inyo
Kern
Kings
Madera
San Luis Obispo
Santa Barbara
Tulare

Southern San Joaquin Valley Information Center
California State University, Bakersfiled
Mail Stop: 72 DOB
9001 Stockdale Highway
Bakersfield, CA 93311-1022
(661) 654-2289
Email: ssjvic@csub.edu
Website: www.csub.edu/ssjvic

6/15/2026

Clarus J. Backes, Jr.
HELIX Environmental Planning, Inc.
1180 Iron Point Road, Suite 130
Folsom, CA 95630

Re: City of Bishop Chamber of Commerce/Visitor's Center Replacement Project
Records Search File No.: 26-305

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on Bishop USGS 7.5' quad. The following reflects the results of the record search for the project area and the 0.5 mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ Custom GIS Maps ☐ GIS Data ☒ Hand Drawn Maps (Inyo County Only)

Resources within project area:	None
Resources within 0.5 mile radius:	P-14-005200, 008547, 008548, 008549, 008550, 008551, 008552, 008553, 008554, 008555, 008556, 008557, 008558, 008559, 008560, 008561, 008562, 008563, 008564, 008854, 008855, 013446, 014550, 014650, 015781
Reports within project area:	IN-00466
Reports within 0.5 mile radius:	IN-00210, 00212, 00282, 00566, 00624, 00715, 00802, 00839, 00845, 00948, 01132, 01233

Resource Database Printout (list): ☐ enclosed ☒ not requested ☐ nothing listed

Resource Database Printout (details): ☒ enclosed ☐ not requested ☐ nothing listed

Resource Digital Database Records: ☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list): ☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (details): ☒ enclosed ☐ not requested ☐ nothing listed

Report Digital Database Records: ☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies: ☒ enclosed ☐ not requested ☐ nothing listed

Report Copies: ☒ enclosed ☐ not requested ☐ nothing listed

OHP Built Environment Resources Directory: ☒ enclosed ☐ not requested ☐ nothing listed

OHP Archaeological Resources Directory: ☐ enclosed ☐ not requested ☒ nothing listed

CA Inventory of Historic Resources (1976): ☐ enclosed ☐ not requested ☒ nothing listed

The SSJVIC does not have the following sources on file. However, several are available on the OHP website:

- Caltrans Bridge Survey
- Ethnographic Information
- Historical Literature
- Historical Maps
- Local Inventories
- GLO and/or Rancho Plat Maps
- Shipwreck Inventory
- Soil Survey Maps

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

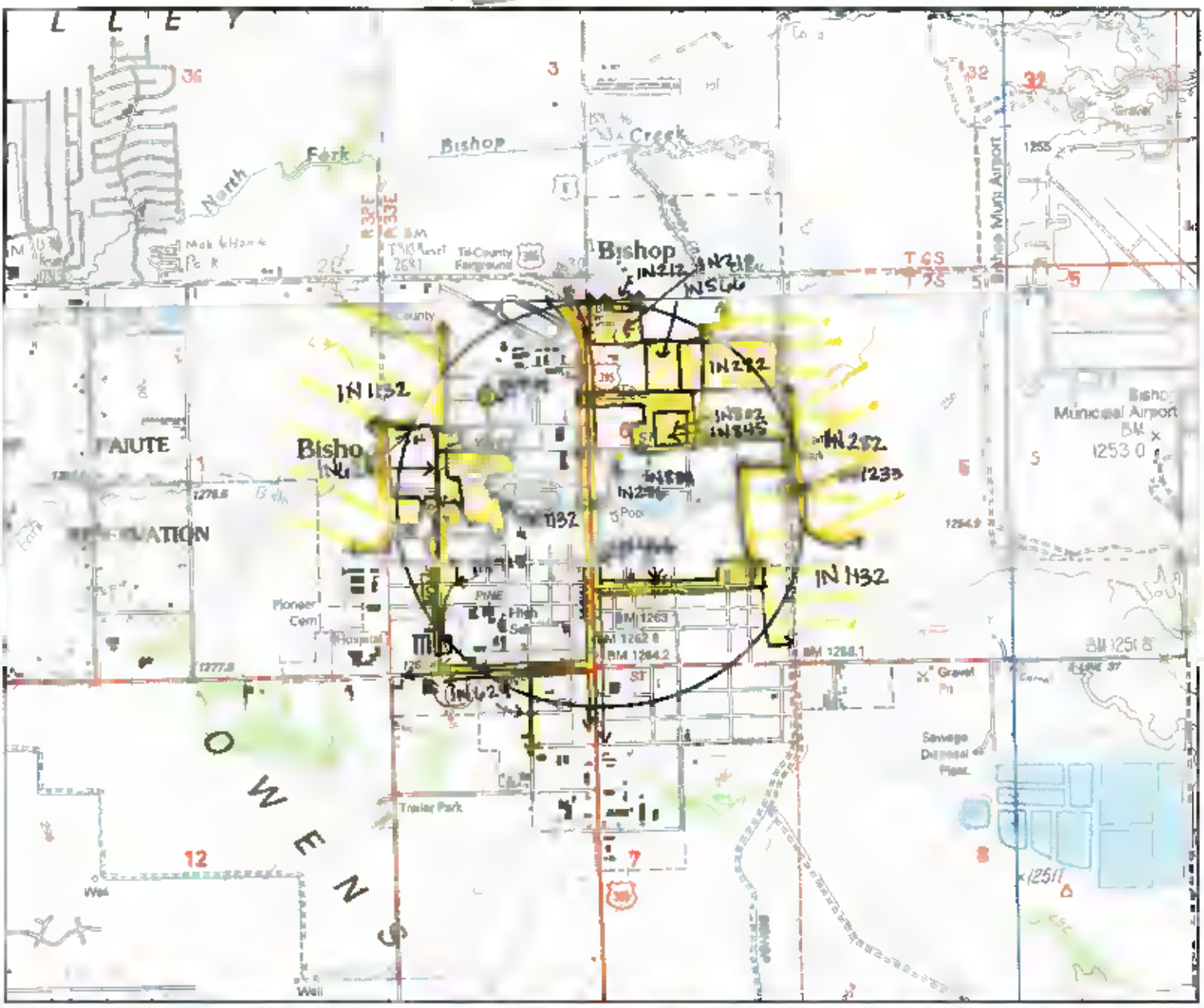
Celeste M. Thomson
Coordinator

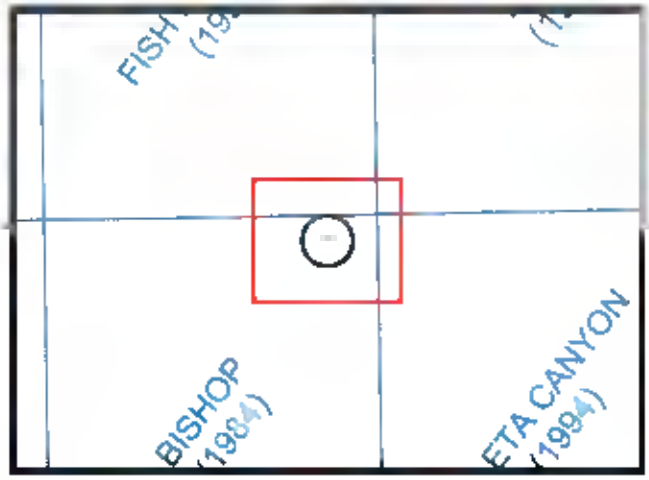
California Historical Resources Information System



Fresno
Inyo
Kern
Kings
Madera
San Luis Obispo
Santa Barbara
Tulare

Southern San Joaquin Valley Information Center
California State University, Bakersfield
Mail Stop 72 DOB
9001 Stockdale Highway
Bakersfield, CA 93311-1022
(661) 654-2289
Email: ssjvic@csub.edu
Website: www.csub.edu/ssjvic





May depict confidential cultural resource locations. Do not distribute. Map pages depicting no data have been excluded.

Project Area
Record Search radius

N
W E
S

0 0.1 0.2 0.4 Miles
0 0.15 0.3 0.6 Kilometers

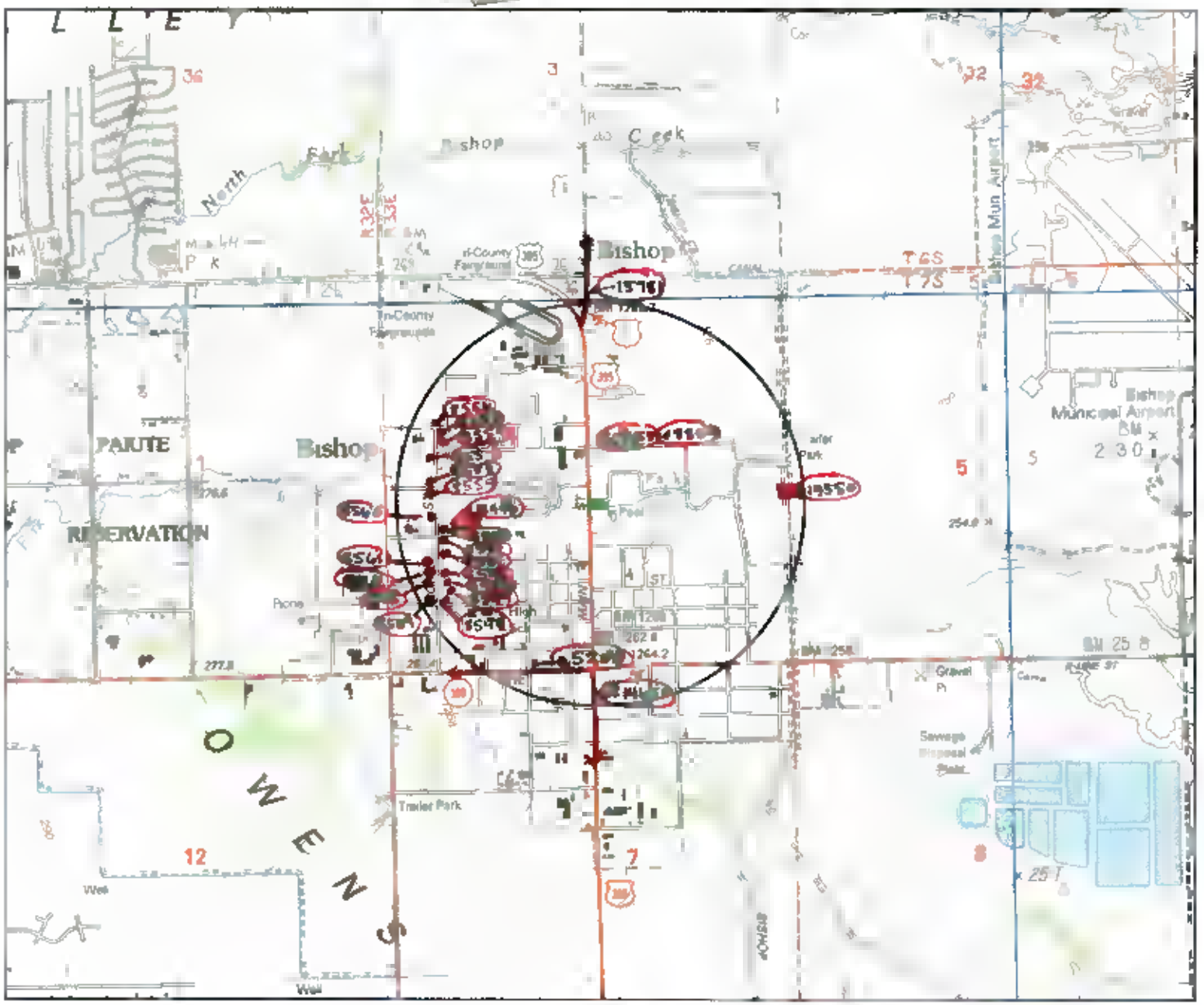
SSJV Information Center Record Search 26-305
Requester: Clarus J. Backes, Jr., HELIX Environmental Planning, Inc.
Project Name: City of Bishop Chamber of Commerce/Visitor's Center Replacement Project
USGS 7.5' Quad(s): Bishop, Fish Slough, Laws, Poleta Canyon
County: Inyo

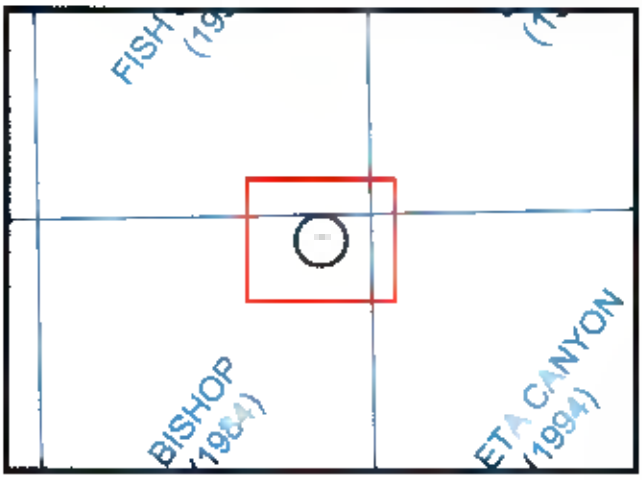
California Historical Resources Information System



Fresno
Inyo
Kern
Kings
Madera
San Luis Obispo
Santa Barbara
Tulare

Southern San Joaquin Valley Information Center
California State University, Bakersfield
Mail Stop: 72 DOB
9001 Stockdale Highway
Bakersfield, CA 93311-1022
(661) 654-2289
Email: ssjvic@csub.edu
Website: www.csub.edu/ssjvic





May depict confidential cultural resource locations. Do not distribute. Map pages depicting no data have been excluded.

Project Area

Record Search radius

N
W
E
S

0 0.1 0.2 0.4 Miles

0 0.15 0.3 0.6 Kilometers

SSJV Information Center Record Search 26-305
Requester: Clarus J. Backes, Jr., HELIX Environmental Planning, Inc.
Project Name: City of Bishop Chamber of Commerce/Visitor's Center Replacement Project
USGS 7.5 Quad(s): Bishop, Fish Slough, Laws, Poleta Canyon
County: Inyo

Attachment D

Representative Survey Photographs



Photograph 1. Overview of survey area from northwest corner, facing east.



Photograph 2. Overview of survey area from southwest corner, facing northeast.

W:\PROJECTS\B\BishopCity_04467100004_BishopAsNeedEnvSvcs\003_ChamberofCommerceVisitorsCenterRep_Reports\CRA\Attachment_D_Representative Survey Photographs Page



Photograph 3. Overview of survey area from southeast corner, facing west.



Photograph 4. Overview of survey area from northeast corner, facing west-southwest.

W:\PROJECTS\B\BishopCity_04467100004_BishopAsNeedEnvSvcs\003_ChamberofCommerceVisitorsCenterRep_Reports\CRA\Attachment_D_Representative Survey Photographs