



364-03  
April 29, 2010

David Grah  
City of Bishop Public Works Director  
P.O. Box 1236  
Bishop, CA 93515

**SUBJECT:** City of Bishop—Environmental Constraints Analysis Report

As contracted by the City of Bishop, ENPLAN has evaluated ±600 acres within 17 areas that are being considered by the City for acquisition and future development of affordable housing. The objective of our evaluation was to identify potential environmental constraints that could affect the suitability of the areas for development. The 17 areas are currently owned by the Los Angeles Department of Water and Power (LADWP) (Figure 1). As part of our constraints analysis, we completed and/or compiled information for City review and consideration, including:

- Wetlands and Soils Data
- FEMA Floodplain Data
- Special-Status Species Records
- Biological and Wetlands Site Evaluation
- Resource-Agency Consultation Results
- Cultural Resources Records Search and Site Evaluation
- Hazardous Materials Records Search
- LADWP Use Permit and Ranch Lease Boundaries

Through evaluation of the above parameters, we were able to develop a broad characterization of each site to determine development suitability. By identifying those sites with the most sensitive resources and other potential constraints, we are able to narrow down the list of sites and put forward the best candidates for development. The results of our constraints analysis are described in detail below.

### **Wetlands and Soils Data**

Review of National Wetland Inventory (NWI) maps (U.S. Fish and Wildlife Service, n.d.) showed that three wetland types have been reported on or within one-half mile of the study areas, including freshwater emergent wetland, freshwater forested/shrub wetland, and freshwater pond (Figure 2). NWI data show streams or channels with freshwater emergent wetland vegetation bisecting or abutting all but five of the study areas (9, 10, 11, 12, and 16).

Review of soils data maintained by the Natural Resources Conservation Service identified “hydric” and “partially hydric” soils within and adjacent to the study areas (Figure 3). Hydric soils are identified within Areas 1, 3, 8, and 14; hydric soils are typically a good indicator of the presence of wetlands or other waters. Soils in the remainder of the study areas are predominantly partially hydric. Partially hydric soils may contain inclusions of wetlands.

As part of our research, we were able to obtain sensitive community mapping from the LADWP. They have broadly mapped large areas as supporting an alkali meadow community, which is a sensitive wetland community. LADWP has requested that the information they provided remain confidential. Therefore, we have not added the boundaries to the GIS and are including only a single paper map showing the data they provided.

In addition to reviewing available NWI data, soils data, and LADWP mapping data, as part of our constraints analysis, ENPLAN conducted a biological and wetland field evaluation within the 17 study areas. During our evaluation, we observed at least one feature (i.e., wetland, canal, stream, or pond) as occurring on or abutting all of the study areas except Area 10. According to Army Corps of Engineers (Corps) regulatory guidelines, and feedback from the Department of Fish and Game (DFG), most of these waters would be subject to resource-agency jurisdiction. A discussion of our field observations is provided later in this report.

In support of final site selection and development, a complete wetland delineation should be conducted to determine the extent of wetlands and/or other waters in accordance with Corps delineation guidelines and submitted to the Corps for verification. This information can be used to develop an Avoidance and Minimization Plan, and, if full avoidance is not proposed, a Mitigation Plan to offset impacts to waters.

### **FEMA Floodplain Data**

As shown on Figure 4, portions of Areas 1, 2, 4, 5, 7, 13, 14, and 15 occur within the 100-year floodplain. Minimum setbacks and/or drainage system improvements could be necessary depending on the design of future developments. We will defer to you to determine the significance of constraints associated with the floodplains.

### **Special-Status Species Records**

As part of our evaluation, we reviewed California Natural Diversity Database (CNDDDB) records as well as special-status species lists maintained by the U.S. Fish and Wildlife Service (USFWS). Additionally, we consulted with DFG, USFWS, and LADWP staff to determine if they were aware of any other special-status species occurring in the area.

CNDDDB Records. CNDDDB records were reviewed prior to undertaking our fieldwork in May 2009. Minor updates to these records have since been made. This evaluation and the associated data files reflect the March 2010 CNDDDB records. The records search identified 15 special-status species as occurring on or within one-half mile of the study areas, including six plant species and nine animal species (Figure 5). The six plant

species are Hall's meadow hawksbeard, Parish's popcorn-flower, pinyon rock-cress, Inyo County star-tulip, Owens Valley checkerbloom, and frog's-bit buttercup. The Hall's meadow hawksbeard and Parish's popcorn-flower occur in moist to wet alkaline soils. The Hall's meadow hawksbeard was last reported locally in 1927, and the collection location was cited only as "Bishop." Parish's popcorn-flower was last reported locally in 1913 as occurring in a "meadow between Bishop and Laws." Given the lack of recent sightings, it is possible that these species have been locally extirpated. The rock-cress occurs on gravelly granitic substrates; no suitable habitat for this species occurs within the study areas. The remaining three plant species have been recently reported in the study areas and are all of concern to DFG. The checkerbloom is state-listed as Endangered; neither the Inyo County star-tulip nor frog's-bit buttercup are state or federally listed, although both species must be considered in CEQA review documents pursuant to Section 15380 of the State CEQA Guidelines.

The nine animal species consist of western white-tailed jackrabbit, silver-haired bat, spotted bat, bank swallow, prairie falcon, Owens tui chub, Owens speckled dace, Owens sucker, and Owens pupfish. The jackrabbit is not state or federally listed, but is designated by DFG as a Species of Special Concern. The jackrabbit was last reported locally in 1917 with a non-specific location. The silver-haired bat and spotted bat are not state or federally listed; the spotted bat is a Species of Special Concern, while the silver-haired bat has no DFG status. Neither of these bats is currently of significant concern to DFG. The bank swallow, which is state-listed as Threatened, is mapped as occurring outside the 17 study areas. Bank swallows utilize steep eroding banks as habitat for nesting. During our field surveys, we did not observe steep eroding banks; therefore, bank swallows are not expected to occur within the 17 study areas. The prairie falcon is not state or federally listed, but is on a DFG Watch List. The falcon nests on cliffs or similar escarpments. Although the prairie falcon could potentially forage in the area, no nesting habitat is present in the study areas. The Owens tui chub, which is state and federally listed as Endangered, is expected to be present in Bishop Creek. The speckled dace and Owens sucker, which have no state or federal status, could potentially utilize canals within the study areas. Assuming fish passage is not impeded, and an appropriate setback (determined by DFG) is maintained to minimize potential indirect impacts, DFG is not concerned with these fish species. The Owens pupfish, which is state and federally listed as Endangered, is currently known only from four locations, none of which occur in the immediate Bishop area.

Although 15 plant and animal species have been reported in the Bishop Area, very few of these occurrences represent a significant development constraint. To aid in final site selection, we have grouped and weighted the 15 species according to their level of significance (Figure 6). Primary and secondary groups would likely serve as greater impediments to development through higher mitigation costs and/or agency opposition.

USFWS Records. Review of special-status species lists maintained by the USFWS (Attachment A) shows four federally listed or Candidate species as potentially affected by work undertaken within the Bishop and Fish Slough quadrangles: Owens tui chub, Fish Slough milk-vetch, mountain yellow-legged frog, and fisher. As discussed above,

the Owens tui chub is expected to occur in Bishop Creek. No records were encountered indicating that the other three federally listed species occur in or adjacent to the 17 study areas.

DFG Consultation. DFG staff did not identify any species of concern beyond those noted in the CNDDDB list. The species of greatest concern to DFG is the Owens Valley checkerbloom, which is state-listed as Endangered. According to DFG staff, they have not issued an incidental take authorization for state-listed species for many years. They strongly suggest avoidance as it would be very difficult to obtain a permit for a project affecting the checkerbloom. To fully avoid the species, you would need to demonstrate that the proposed project would not affect site hydrology during or following project construction. Additionally, DFG staff identified frog's-bit buttercup, Inyo County star-tulip, alkali meadow, and Great Basin cottonwood/willow riparian forest as resources requiring mitigation if impacts are proposed.

USFWS Consultation. According to USFWS staff, three additional listed bird species have been observed north and south of the study areas, and could potentially occur in the Bishop area. These include Bell's vireo (federal and state Endangered), southwestern willow flycatcher (federal and state Endangered), and western yellow-billed cuckoo (federal Candidate and state Endangered). These bird species typically occur in riparian areas.

LADWP Consultation. As part of our consultation with LADWP staff, we requested internal survey results for special-status species and/or habitats occurring in the area (Attachment B). LADWP requested that the data they provided remain confidential. As shown on the map, Owens Valley checkerbloom and Inyo County star-tulip have been identified on portions of Areas 2, 5, 15, and 17. Per DFG's comments regarding these species, we recommend excluding from consideration the occupied portions of these parcels and a substantial buffer. LADWP biologists stated that the data they provided to us is more accurate than the polygons provided in the CNDDDB GIS files; therefore, we have used the LADWP data instead of the CNDDDB data wherever there are differences.

According to LADWP staff, the Bell's vireo has been observed near Big Pine to the south, southwestern willow flycatcher has been observed to the north near the Pleasant Valley Reservoir and to the south near the Tinemaha Reservoir, and the western yellow-billed cuckoo has been observed near Baker Creek outside of Big Pine. We understand that LADWP is developing a Habitat Conservation Plan to ensure long-term protection of these species. With sightings to the north and south, lands under City consideration should be evaluated for these bird species and/or potential habitat.

### **Biological and Wetlands Site Evaluation**

A biological and wetland field screening for the ±600-acre constraints area was conducted by ENPLAN on May 28 and 29, 2009. As part of our analysis, ENPLAN evaluated each of the 17 study areas being considered by the City of Bishop. Each of the areas was broadly characterized based on its level of disturbance, the number and

quality of waters present that are potentially subject to resource-agency jurisdiction, and the presence of sensitive resources and/or potential habitat.

Our field evaluation confirmed that most of the sites contain waters that are likely to be subject to resource-agency jurisdiction. Additionally, many of these waters support or could potentially support listed species that have been identified by DFG as requiring mitigation. During our evaluation, we confirmed the presence of frog's-bit buttercup within some of the areas previously described by LADWP, and also recorded some new occurrences (Figure 7). Additional field studies would likely identify other occurrences of the buttercup, particularly in Area 3. Although Inyo County star-tulip and Owens Valley checkerbloom have been previously recorded in three of the study areas, neither of these species was observed by ENPLAN staff even though the field study was undertaken during the typical blooming periods for the two species. LADWP staff confirmed that emergence of Inyo County star-tulip and Owens Valley checkerbloom is dependant on rainfall conditions, and that the plants were not observed at other known location during the 2009 field season. Accordingly, additional botanical surveys should be conducted for areas being strongly considered by the City of Bishop to determine presence/absence of these species.

### **Resource-Agency Consultation Results**

As part of our evaluation, we consulted with the primary state and federal resource agencies with jurisdiction in the area, including the Corps, U.S. Fish and Wildlife Service (USFWS), DFG, and the Regional Water Quality Control Board (RWQCB). Information provided regarding special-status species is presented above. The following discussion addresses mitigation opportunities available for projects occurring in the Bishop area (i.e., mitigation banks and in-lieu fee programs), the agencies' approach to other mitigation options, and the relative acceptability of development of the various parcels to DFG.

*Mitigation Considerations.* According to the agencies, there are no mitigation banks or in-lieu fee programs available for projects in the Bishop area. In the absence of such mitigation mechanisms, the agencies support/promote on-site and/or off-site mitigation (preferably on City-owned or -controlled lands). Depending on the type and extent of impacts, mitigation requirements would vary. Stream restoration and/or enhancement projects may be an option. Alternatively, there may be mitigation opportunities through the U.S. Forest Service or through coordination with another party completing mitigation. The resource agencies are flexible with respect to mitigation implementation. The agencies would prefer to see one mitigation proposal rather than multiple proposals to satisfy each agency's respective mitigation requirements. We understand that the Corps and RWQCB will likely concur with a mitigation proposal approved by DFG, as DFG typically requires the most stringent mitigation proposal. DFG encourages early consultation to determine potential avoidance measures and/or appropriate mitigation based on the type and quality of waters and/or special-status species habitat that could be affected by your project proposal.

Projects subject to a DFG permit are typically required to mitigate at a 2:1 to 5:1 ratio, depending on the quality of the habitat being impacted. If trees are to be removed during project implementation, they generally must be replaced at a 3:1 ratio. However, if older/larger trees are to be removed, a higher replacement ratio would likely be required. The presence/absence of special-status species would also affect the mitigation ratios required by the agencies. Additionally, if final site selection requires off-site mitigation, the agencies may mandate that the mitigation area be protected in perpetuity through long-term management documents (e.g., Conservation Easements, Monitoring/Management Plans, etc.).

*DFG Site Acceptability.* On June 10, 2009, ENPLAN conducted a telephone conference with DFG staff to discuss the results of our record searches and field evaluation. DFG personnel included Brad Henderson, Tammi Branston, Steve Parmenter, Debra Hawk, and Dawne Becker. Based on the information presented and DFG staff familiarity with the various sites, DFG offered comments regarding which sites they felt may be suitable for development, those unsuitable for development, and those that could offer mitigation/restoration opportunities. The comments were not intended to replace the need for further environmental evaluation nor serve as a pre-commitment on the part of DFG.

DFG identified multiple sites with minimal biological constraints that could serve as potential development or mitigation sites. Sites identified by DFG as having development potential included Areas 7, 10, 11, and 12, and portions of Areas 3, 5, 6, 13, 14, and 15. DFG identified Areas 1, 2, 4, and 16 as potential candidates for mitigation activities. DFG identified these sites over others as they exhibit human disturbance and/or support wetlands and/or special-status species that would benefit from long-term protection measures. DFG comments are summarized in Figure 8.

### **Cultural Resources Records Search and Site Evaluation**

A preliminary cultural resources evaluation for the ±600 acre constraints area was conducted by ENPLAN between August 2008 and August 2009. The work included a records search, which was completed by the Eastern Information Center of the California Historical Resources Information System, (EIC/CHRIS); contact with the Native American Heritage Commission (NAHC); consultation with local Native American groups identified by the NAHC; and a full survey of selected portions of the 17 study areas.

Areas selected for the cultural resources field survey were identified by the City of Bishop based in part on DFG comments, other data developed through this environmental constraints analysis, and City priorities for development. A total of ±248.5 acres within 16 areas were included in the cultural resources field evaluation (Figure 9). As instructed by the City of Bishop, ENPLAN eliminated Area 17 from further consideration.

The cultural resources field survey was completed between July 14 and 16, 2009. During the field survey, we identified nine historic and/or prehistoric sites within the 16

study areas surveyed (Figure 9). Based on field examination, sites CA-INY-7435, 7437 and 7438 (which are highly disturbed, small, historic/contemporary trash scatters) do not appear to be resources eligible for inclusion in the California Register of Historical Resources and should require no further evaluation. Sites CA-INY-7436 (Area 12) and CA-INY-3709 (Area 15), along with newly recorded Sites 1 (Area 1), 2 (Area 14), 3 (Area 10), and 4 (Areas 7 and 14), will require further study to determine their significance if they cannot be avoided during site development. During the field survey, ENPLAN staff confirmed that site CA-INY-3711 occurs immediately north (off-site) of Area 4. A complete description of these sites is included in ENPLAN's 2009 Archaeological Survey Report (previously provided).

### **Hazardous Materials Records Search**

The hazardous materials records search consisted of review of 76 federal, state, local, and tribal databases and proprietary lists. The records search identified 92 hazardous materials use, storage, or disposal sites. Some of the records are duplicates and others are for adjoining or nearby sites; therefore, the records were consolidated and mapped as 24 separate locations, as shown in Attachment C. Forty-seven (47) of the identified sites have not had a reported release of hazardous materials and are not considered a "recognized environmental condition" for the subject property. The remaining 45 of the 92 identified sites have had a reported spill or release of hazardous materials. Thirty-three (33) of the 45 hazardous materials release sites have received regulatory agency closure, and are therefore not considered a "recognized environmental condition" for the subject property. The remaining 12 hazardous materials release sites that have not received regulatory agency closure are as follows:

Meadow Farms Exxon, 2319 Sierra Hwy N (Map ID #3)

High Sierra Rendering, 1258 N. Main Street (Map ID #4)

Inyo Crude Shell "Y" Mart, 1290 Main Street, N (Map ID #4)

Bishop Shell Station, 487 Main St., N (Map ID #8)

El Dorado Savings Bank, 515 Main St., N (Map ID #8)

ARCO #5148, 586 Main St., N (Map ID #8)

Giggle Springs, 610 Main St., N (Map ID #8)

Charles Moffatt Estate, 122-124 Moffatt Street (Map ID #13)

David K Roberts, 292 Main St., S (Map ID #19)

LH Steven's-Steve's Auto, 555 Main St., S (Map ID #24)

Bishop Shell Car Wash, 466 Main St., S (Map ID #24)

Bishop Rancheria/West Line Gasoline, 2581 West Line Street (Map ID #18)

The records search data suggest that all of the releases consisted of fuels, some with MTBE. In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) in 1996 indicates that attenuation and

degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90 percent of the hydrocarbon contamination cases, groundwater contaminant plumes do not extend more than 250 feet from the source. Solvent/toxic contamination plumes, including the gasoline additive MTBE, may extend farther from the source.

Two of the 12 open hazardous release sites are within 250 feet of one of the 17 areas under consideration by the City of Bishop (Figure 10). These sites are Inyo Crude Shell "Y" Mart at 1290 Main Street, North, which is approximately 60 feet from Area 16, and the Bishop Shell Car Wash at 466 Main Street, South, which is adjacent to Area 8. MTBE was detected at both sites. Another reported release site is approximately 330 feet from Area 16: High Sierra Rendering, located 1258 N. Main Street. This site was not tested for MTBE. The remaining open hazardous release sites are at least 500 feet from the areas under consideration by the City.

In addition to listed sites, the records search identified  $\pm 80$  "orphan" sites. Orphan sites are records that have insufficient address information and were therefore not mapped. In most cases they are identified only with the business name and a general description of the site location; they are not less significant than listed sites. A complete summary of the hazardous materials records review, including information regarding listed and orphan sites, is presented in Attachment D. We recommend that the City of Bishop review the orphan sites to determine if they are on or in close proximity to the areas under consideration.

### **LADWP Use Permit and Ranch Lease Boundaries**

After consulting with LADWP's Real Estate Department, we learned that most of the areas being evaluated are currently subject to use permits and/or Ranch Leases. According to LADWP staff, use permits are lesser agreements and should not pose a significant constraint to acquisition by the City. The permits are of relatively short duration (3 years) and most include a clause allowing immediate termination if requested by LADWP.

Ranch Leases are more significant agreements and pose greater issues with respect to land acquisition and development (Figure 11). The Ranch Leases cover the entirety of five study areas (4, 5, 13, 15, and 16) and significant portions of three study areas (3, 8, and 14). We understand from LADWP staff that a Ranch Lease does not prevent the sale of a property, but it could make acquisition quite difficult. Ranch Leases have an automatic renewal clause, and the lease holder has some ability to slow or prevent lease termination. However, all Ranch Leases contain a clause that allows LADWP to readily decrease the lease area by 10 percent. This could help make access corridors or small development areas available to the City. LADWP real estate staff suggested a meeting with their management for further information regarding these lease areas and the possibility of their acquisition by the City.

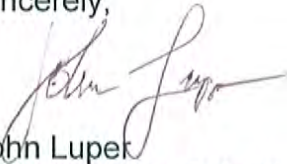


## Recommendations

Evaluation of the GIS layers developed as part of this environmental constraints analysis will assist City staff in identifying those parcels most suitable for acquisition and development. Due to the sensitivity of the archeological resources and LADWP biological surveys, these data are provided only as hard copies. Although a number of constraints have been identified, some carry a greater weight than others. We suggest that the most significant constraints are the presence of state and/or federally listed species because it may not be possible to obtain authorization to "take" such species. Other constraints, such as the presence of cultural resources and unique habitats (e.g., wetlands and alkali meadows) may not preclude development but could increase costs because potentially expensive mitigation would be required. Ranch Lease constraints may not increase the cost of development, but could necessitate additional time for land acquisition. Nearby hazardous materials release sites should be viewed as potential constraints since we have currently no data suggesting that contaminants have migrated to the study areas.

Please call Don Burk or me if you have any questions regarding interpretation of the data provided.

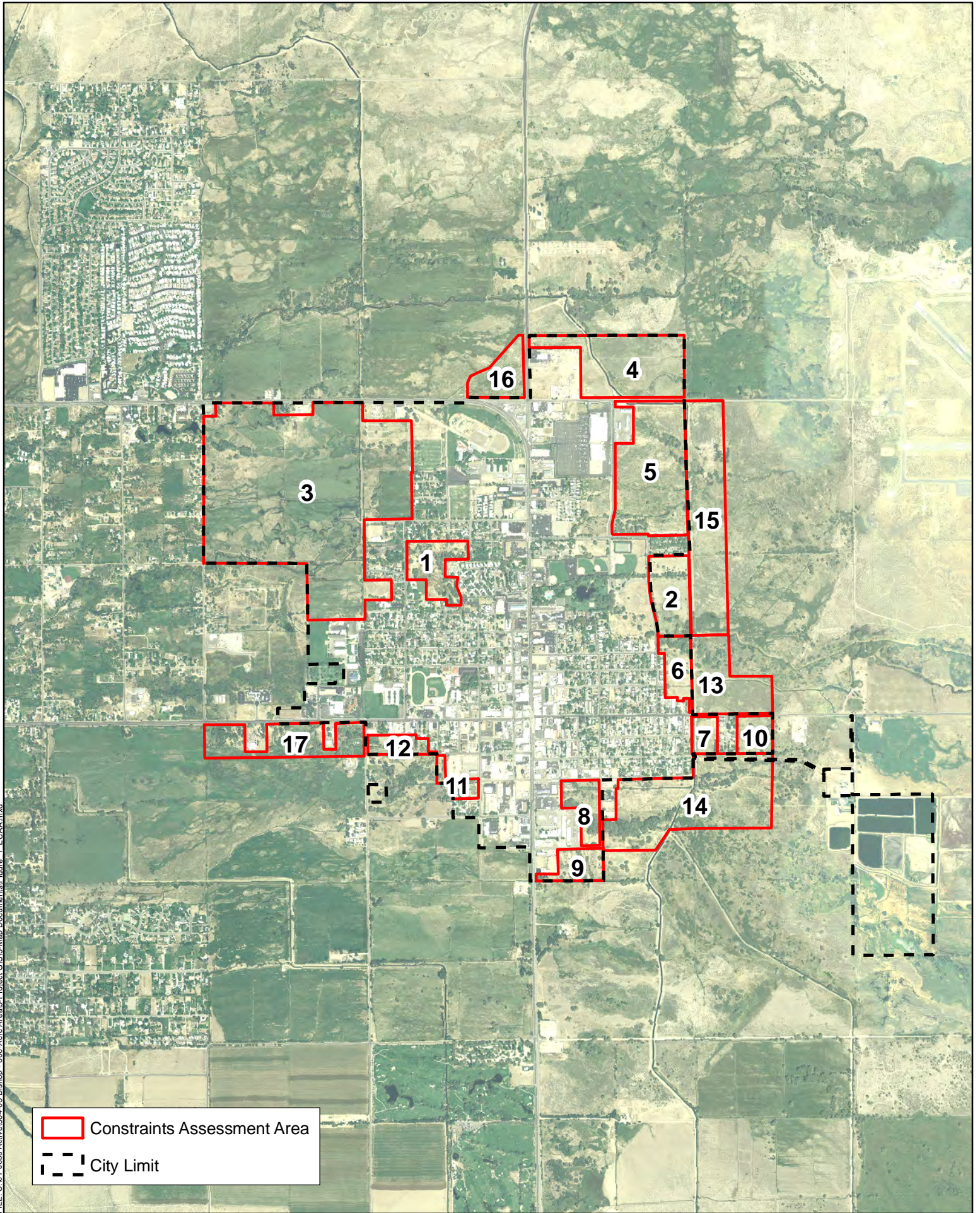
Sincerely,





John Luper  
Environmental Scientist

- encl: Figure 1. Environmental Constraints Assessment Areas  
Figure 2. Previously Mapped Wetlands and Stream Features (NWI Data)  
Figure 3. NRCS Soils Map  
Figure 4. FEMA 100-Year Flood Map  
Figure 5. California Natural Diversity Database Occurrence Records  
Figure 6. Significance of CNDDDB Occurrences  
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Attachment A. USFWS Bishop and Fish Slough Quadrangles Species Lists  
Attachment B. Known Rare Plant Locations within Bishop Area  
Attachment C. Environmental Constraints Analysis—Hazardous Materials Map  
Attachment D. Hazardous Materials Records Search Executive Summary  
Attachment E. Recorded Cultural Resources Data Summary  
Attachment F. Environmental Constraints Analysis Summary Table  
CD with GIS Shapefiles





 Constraints Assessment Area  
 City Limit

  Feet  
0 2,000

Figure 1

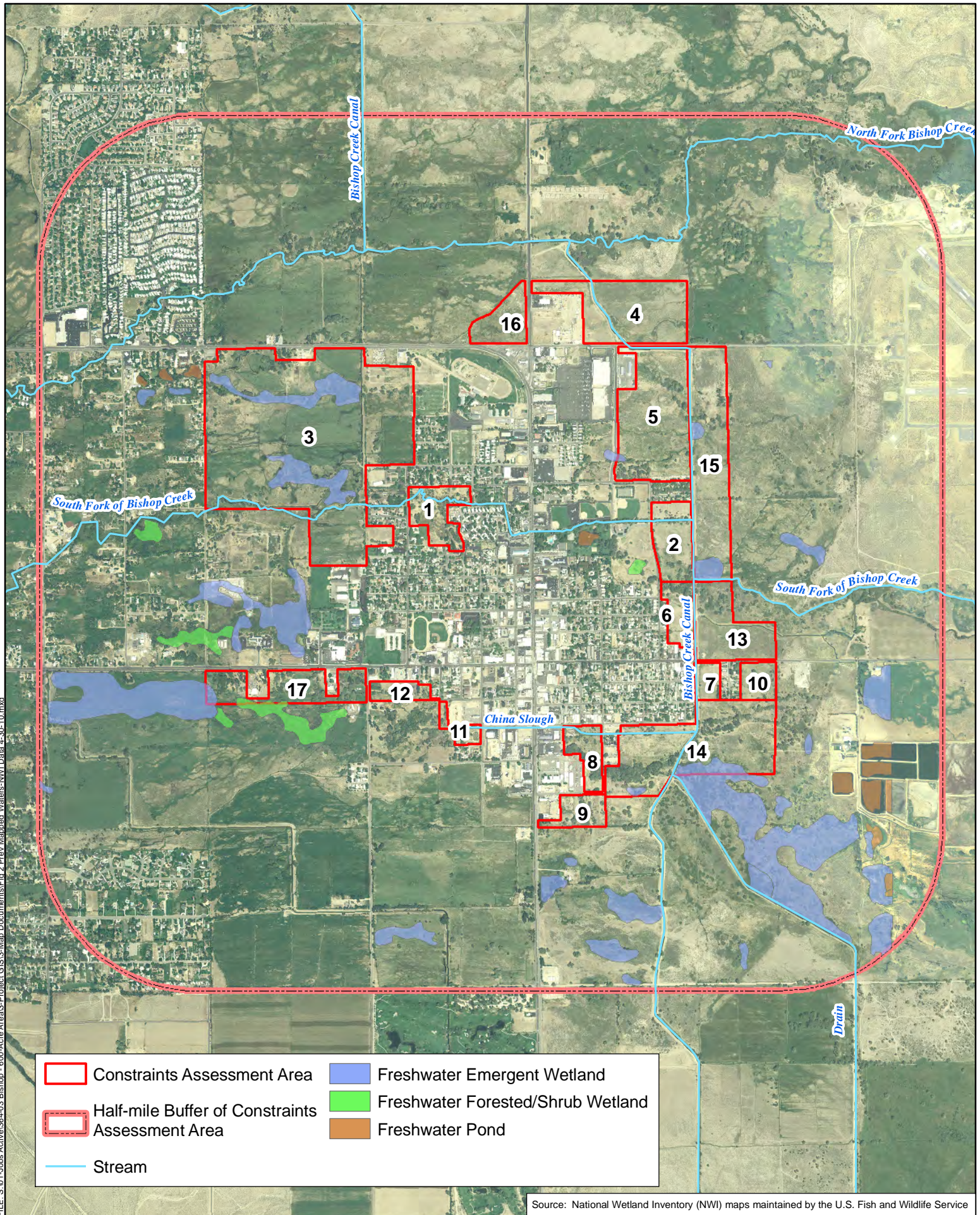
Feature and boundary locations depicted are approximate only. 4-30-10

### Environmental Constraints Assessment Areas





FILE: S:\01-Jobs\Active\364\03 Bishop - 600-Acre Area\3-Map Documents\Fig 2 Prev Mapped Wetlands-NWI Data 4-30-10.mxd



	Constraints Assessment Area		Freshwater Emergent Wetland
	Half-mile Buffer of Constraints Assessment Area		Freshwater Forested/Shrub Wetland
	Stream		Freshwater Pond

Source: National Wetland Inventory (NWI) maps maintained by the U.S. Fish and Wildlife Service  
Feature and boundary locations depicted are approximate only. 4-30-10



Figure 2  
**Previously Mapped Wetlands and Stream Features (NWI Data)**





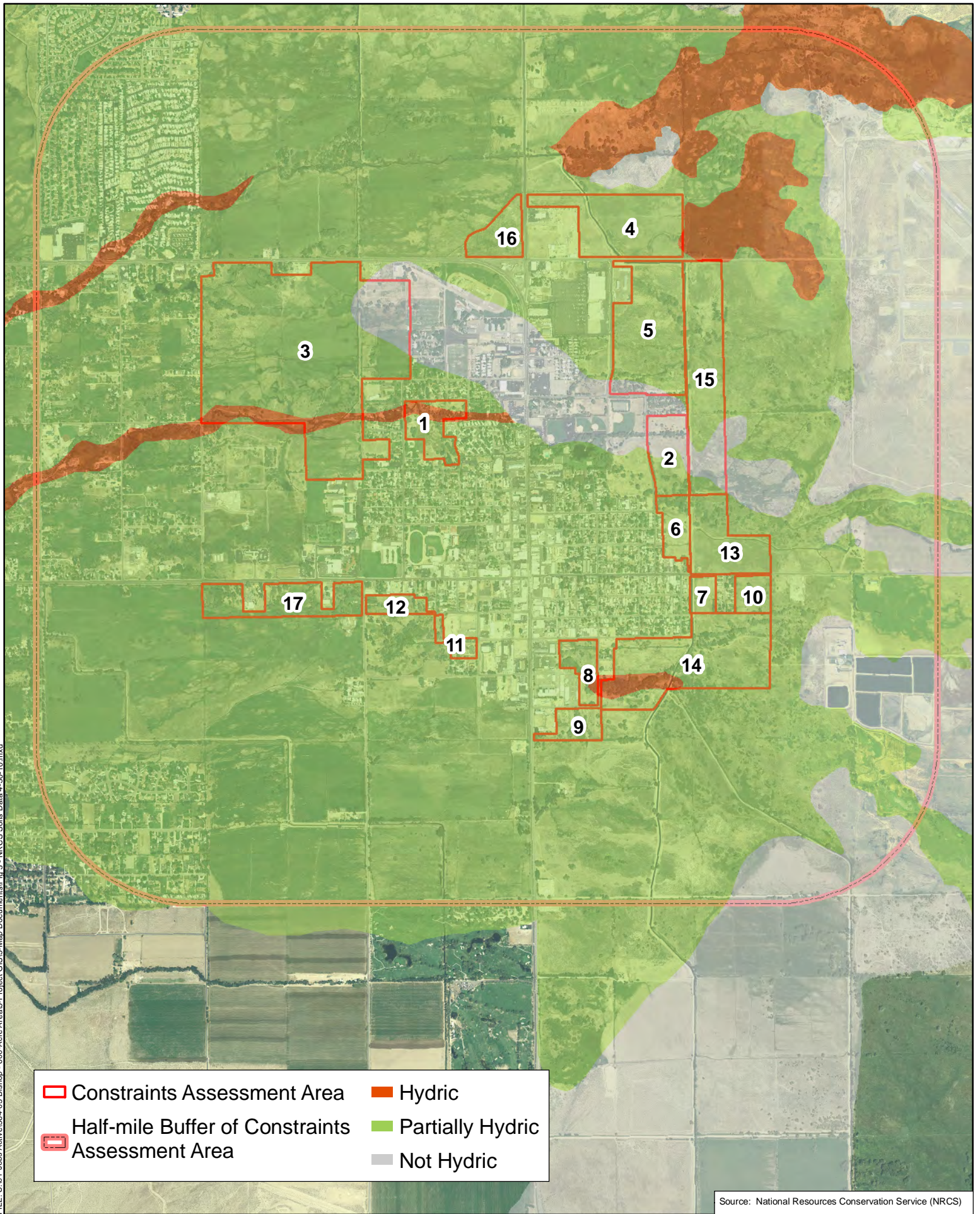


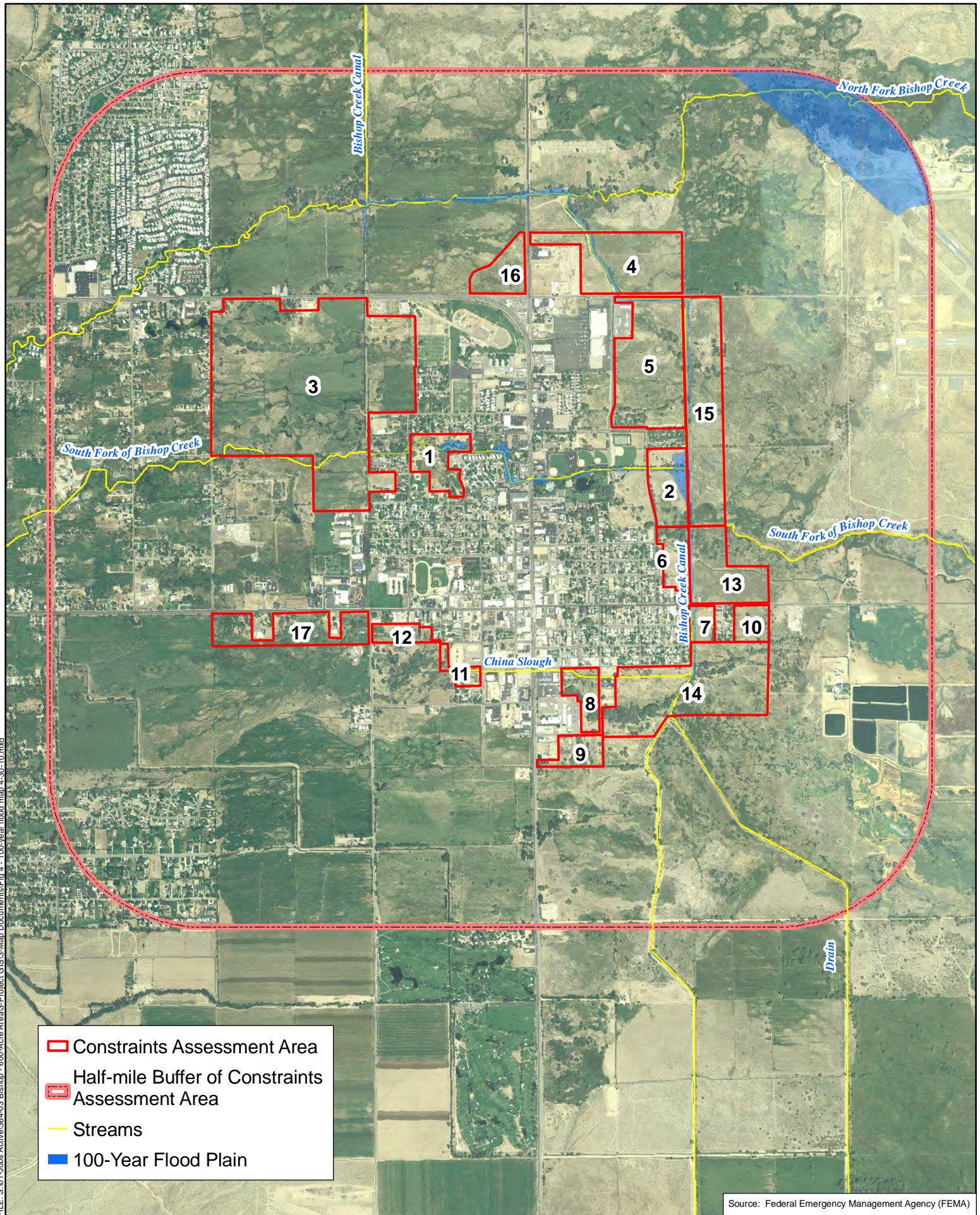
Figure 3  
NRCS Soils Data

Source: National Resources Conservation Service (NRCS)  
Feature and boundary locations depicted are approximate only. 4-30-10





FILE: S:\01-Jobs\Active\364\03 Bishop - 600-Acre Area\3-Map Documents\Fig 4 - 100-year flood map 4-30-10.mxd



Source: Federal Emergency Management Agency (FEMA)

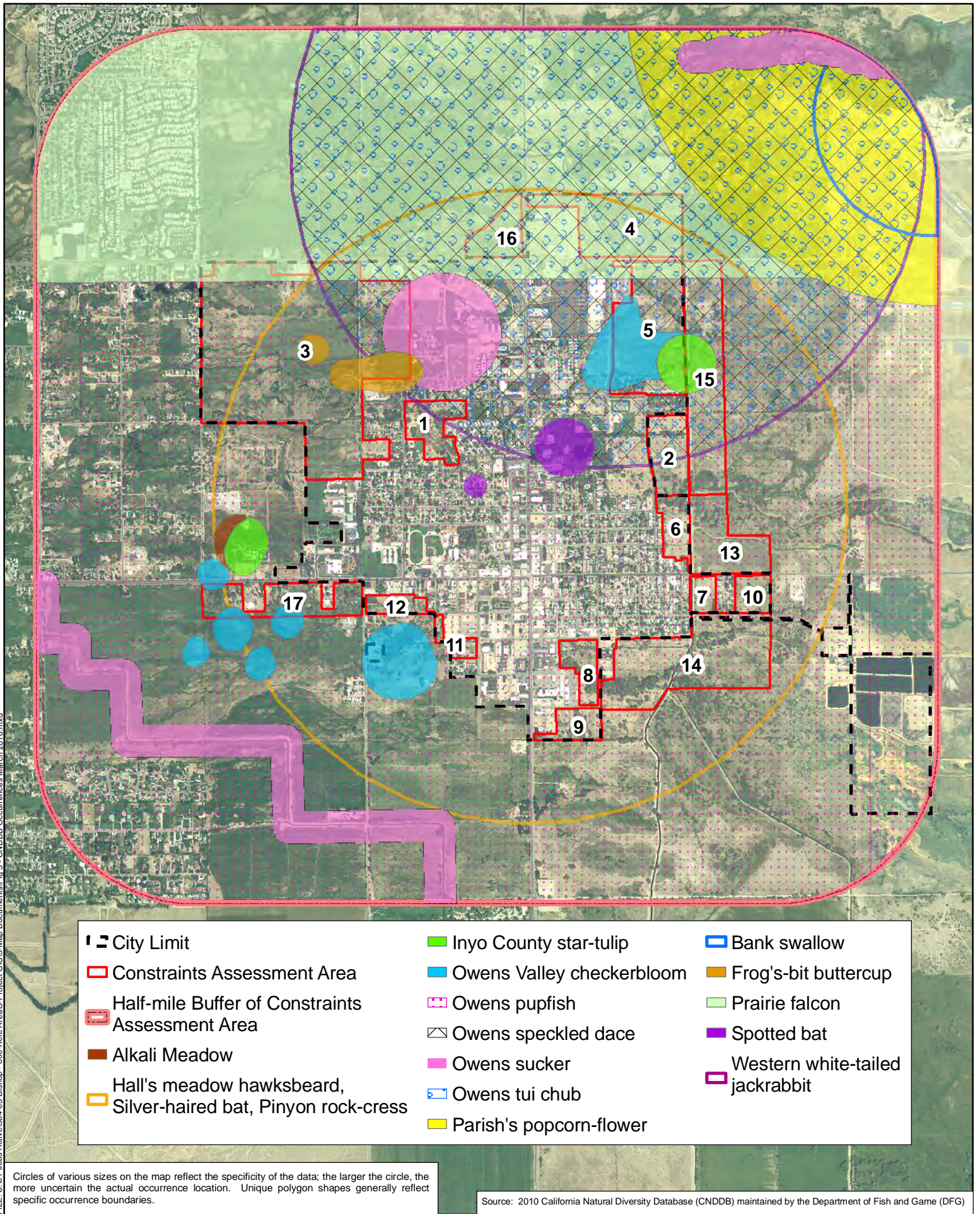
Feature and boundary locations depicted are approximate only. 4-30-10



Figure 4  
**FEMA 100-Year Flood Data**







- |  |                           |                                 |
|--|---------------------------|---------------------------------|
| City Limit   | Inyo County star-tulip    | Bank swallow                    |
| Constraints Assessment Area                                    | Owens Valley checkerbloom | Frog's-bit buttercup            |
| Half-mile Buffer of Constraints Assessment Area                | Owens pupfish             | Prairie falcon                  |
| Alkali Meadow  | Owens speckled dace       | Spotted bat                     |
| Hall's meadow hawksbeard, Silver-haired bat, Pinyon rock-cross | Owens sucker              | Western white-tailed jackrabbit |
|  | Owens tui chub            |                                 |
|  | Parish's popcorn-flower   |                                 |

Circles of various sizes on the map reflect the specificity of the data; the larger the circle, the more uncertain the actual occurrence location. Unique polygon shapes generally reflect specific occurrence boundaries.

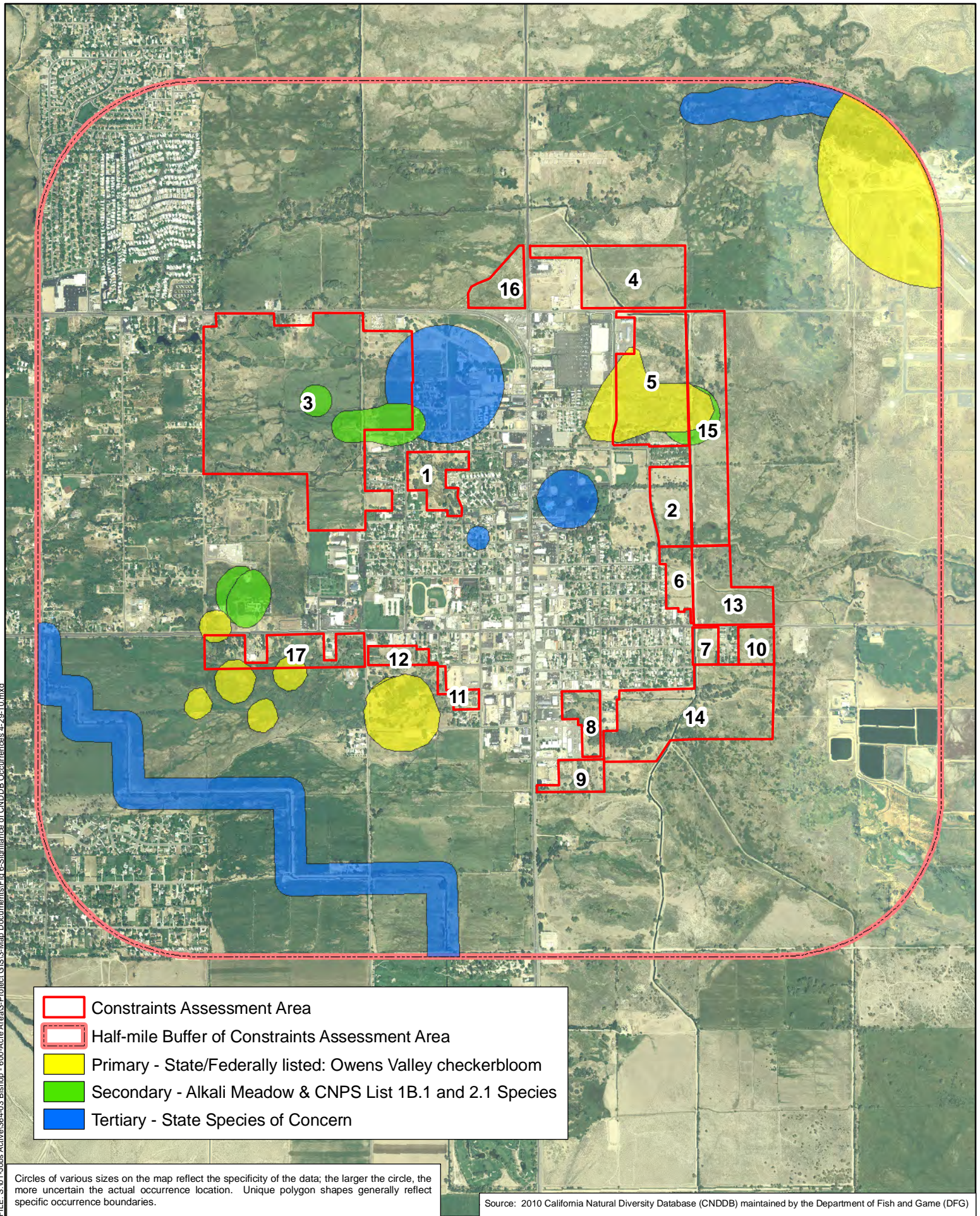
Source: 2010 California Natural Diversity Database (CNDDDB) maintained by the Department of Fish and Game (DFG). Feature and boundary locations depicted are approximate only. 430-10



**Figure 5**  
**California Natural Diversity Database Occurrence Records**  
**(March 2010)**







- Constraints Assessment Area
- Half-mile Buffer of Constraints Assessment Area
- Primary - State/Federally listed: Owens Valley checkerbloom
- Secondary - Alkali Meadow & CNPS List 1B.1 and 2.1 Species
- Tertiary - State Species of Concern

Circles of various sizes on the map reflect the specificity of the data; the larger the circle, the more uncertain the actual occurrence location. Unique polygon shapes generally reflect specific occurrence boundaries.

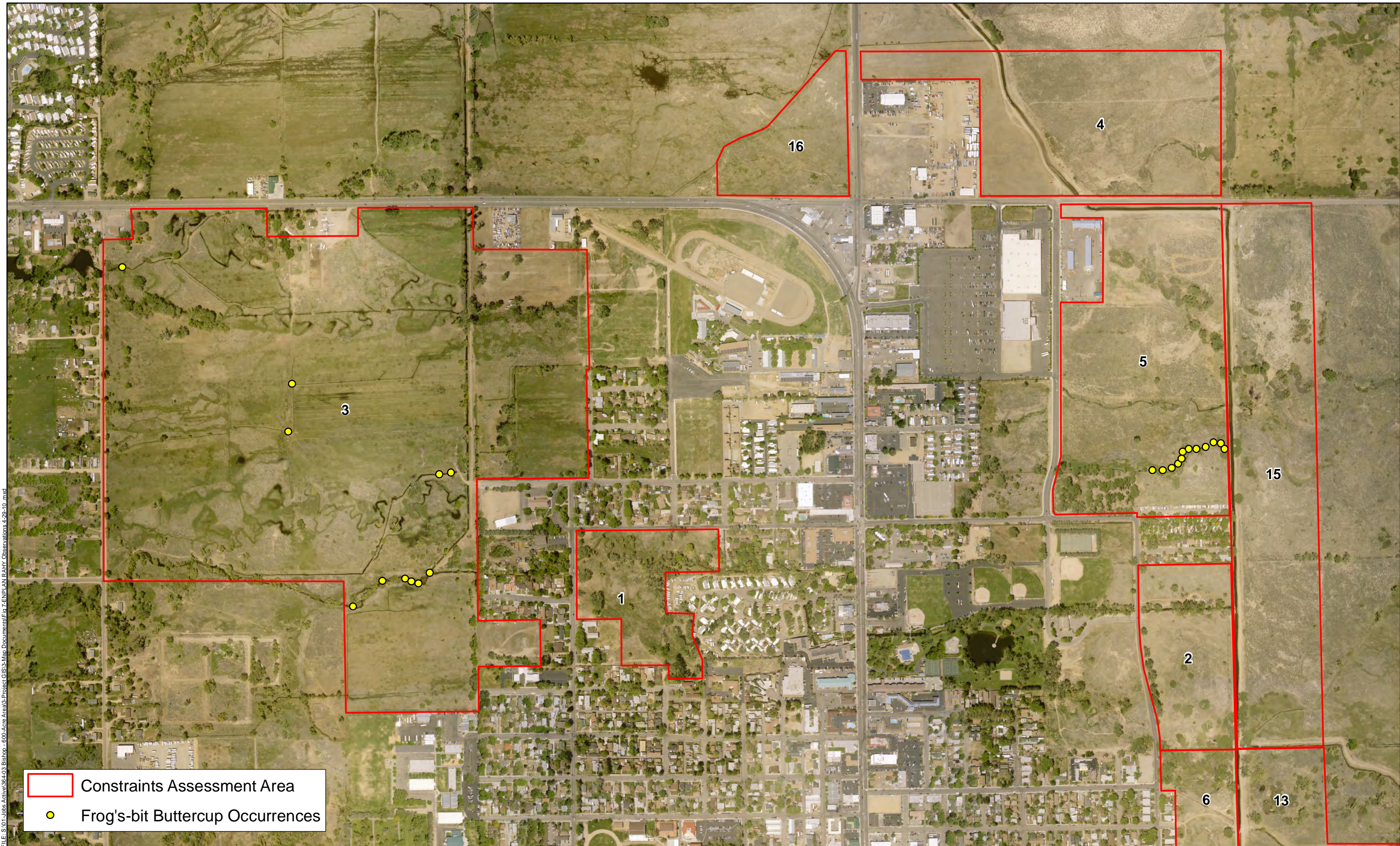
Source: 2010 California Natural Diversity Database (CNDDDB) maintained by the Department of Fish and Game (DFG)  
 Feature and boundary locations depicted are approximate only. 4-29-10



**Figure 6**  
**Significance of CNDDDB Occurrences**







Constraints Assessment Area  
● Frog's-bit Buttercup Occurrences



Figure 7  
 ENPLAN - Observed Occurrences of Frog's-bit Buttercup

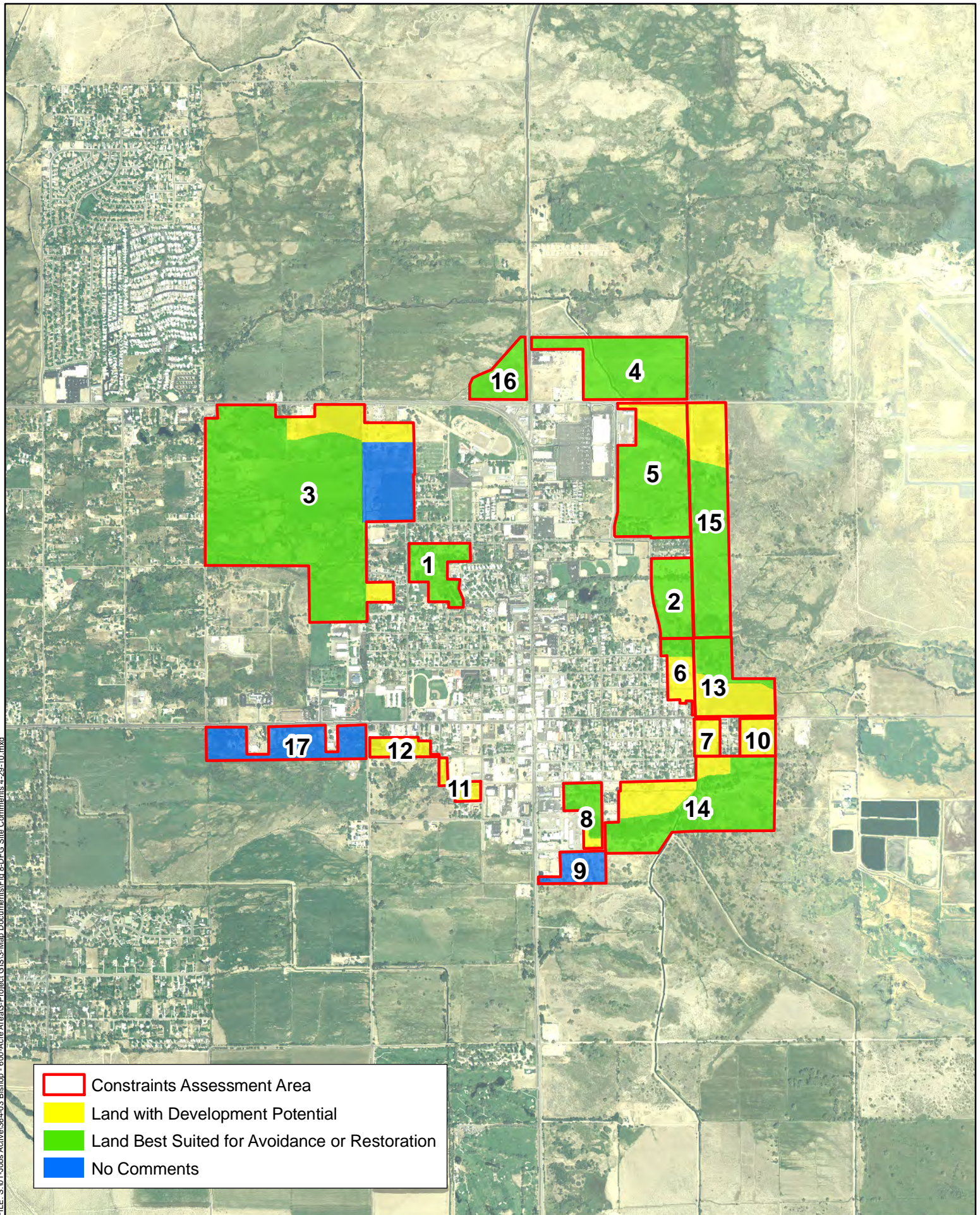
Feature and boundary locations depicted are approximate only. 4-29-10



FILE: S:\01-Jobs Active\36403 Bishop - 600-Acre Area\3-Map Documents\Fig 7-ENPLAN RAHY Observations 4-29-10.mxd



FILE: S:\01-Jobs-Active\364-03 Bishop - 600-Acre Area\3-Map Documents\Fig 8-DFG Site Comments 4-29-10.mxd







	Constraints Assessment Area
	Land with Development Potential
	Land Best Suited for Avoidance or Restoration
	No Comments

Figure 8

Feature and boundary locations depicted are approximate only. 4-29-10

  Feet  
0 2,000

**DFG Development Suitability Comments**

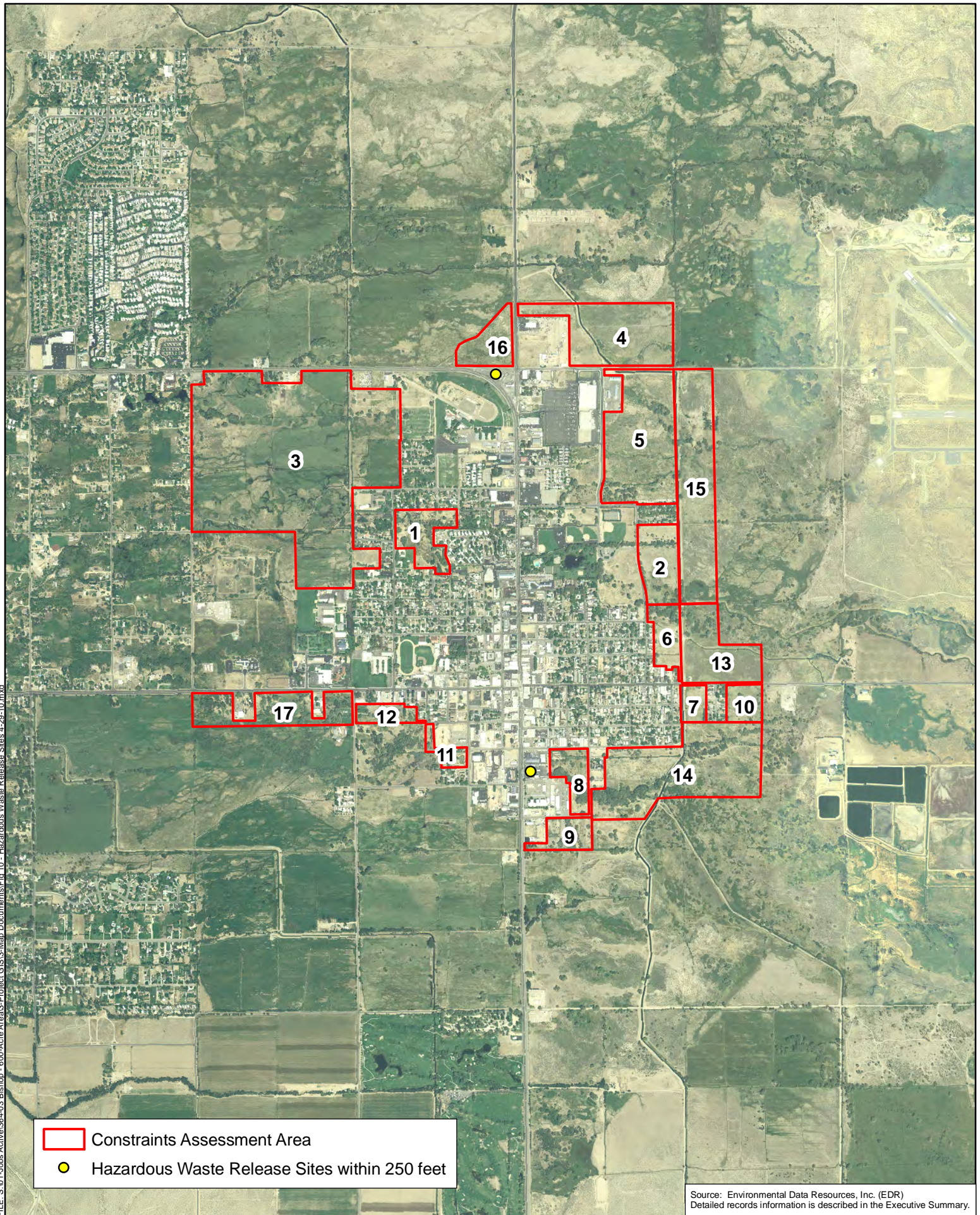






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FILE: S:\01-Jobs\Active\364\03 Bishop - 600-Acre Area\3-Project\GIS\3-Map Documents\Fig 10 - Hazardous Waste Release Sites 4-29-10.mxd



 Constraints Assessment Area  
 Hazardous Waste Release Sites within 250 feet

Source: Environmental Data Resources, Inc. (EDR)  
Detailed records information is described in the Executive Summary.

Feature and boundary locations depicted are approximate only. 4-29-10

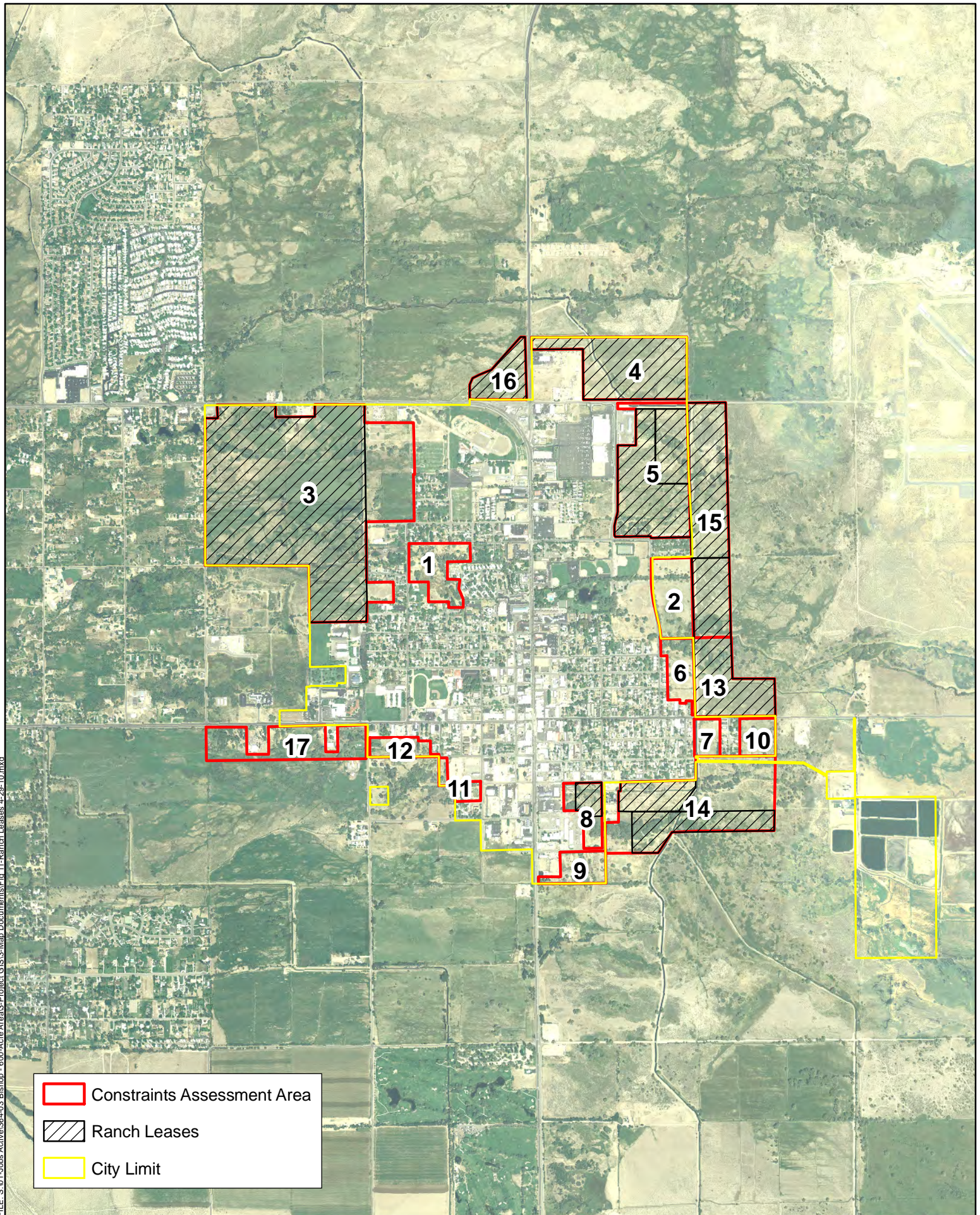
  Feet  
0 2,000

Figure 10  
**Hazardous Waste Release Sites within 250 feet**





FILE: S:\01-Jobs-Active\364-03 Bishop - 600-Acre Area\3-Map Documents\Fig 11-Ranch Leases 4-29-10.mxd






-  Constraints Assessment Area
-  Ranch Leases
-  City Limit

Figure 11

Feature and boundary locations depicted are approximate only. 4-29-10

  Feet  
0 2,000

### LADWP Ranch Leases





**ATTACHMENT A**

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**USFWS Bishop and Fish Slough Quadrangles  
Species Lists**

USGS Bishop Quadrangle  
Database last updated: December 1, 2009  
Report Date: April 29, 2010

## Listed Species

### Fish

*Gila bicolor snyderi*

Owens tui chub (E)

### Plants

*Astragalus lentiginosus var. piscinensis*

Fish Slough milk-vetch (T)

## Candidate Species

### Amphibians

*Rana muscosa*

mountain yellow-legged frog (C)

### Mammals

*Martes pennanti*

fisher (C)

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## Key:

(E) *Endangered* - Listed as being in danger of extinction.

(T) *Threatened* - Listed as likely to become endangered within the foreseeable future.

(P) *Proposed* - Officially proposed in the Federal Register for listing as endangered or threatened.

(NMFS) Species under the Jurisdiction of the [National Oceanic & Atmospheric Administration Fisheries Service](#). Consult with them directly about these species.

*Critical Habitat* - Area essential to the conservation of a species.

(PX) *Proposed Critical Habitat* - The species is already listed. Critical habitat is being proposed for it.

(C) *Candidate* - Candidate to become a proposed species.

(V) Vacated by a court order. Not currently in effect. Being reviewed by the Service.

(X) *Critical Habitat* designated for this species

USGS Fish Slough Quadrangle  
Database last updated: December 1, 2009  
Report Date: April 29, 2010

## Listed Species

### *Fish*

*Gila bicolor snyderi*

Owens tui chub (E)

### *Plants*

*Astragalus lentiginosus var. piscinensis*

Fish Slough milk-vetch (T)

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## Key:

(E) *Endangered* - Listed as being in danger of extinction.

(T) *Threatened* - Listed as likely to become endangered within the foreseeable future.

(P) *Proposed* - Officially proposed in the Federal Register for listing as endangered or threatened.

(NMFS) Species under the Jurisdiction of the [National Oceanic & Atmospheric Administration Fisheries Service](#). Consult with them directly about these species.

*Critical Habitat* - Area essential to the conservation of a species.

(PX) *Proposed Critical Habitat* - The species is already listed. Critical habitat is being proposed for it.

(C) *Candidate* - Candidate to become a proposed species.

(V) Vacated by a court order. Not currently in effect. Being reviewed by the Service.

(X) *Critical Habitat* designated for this species

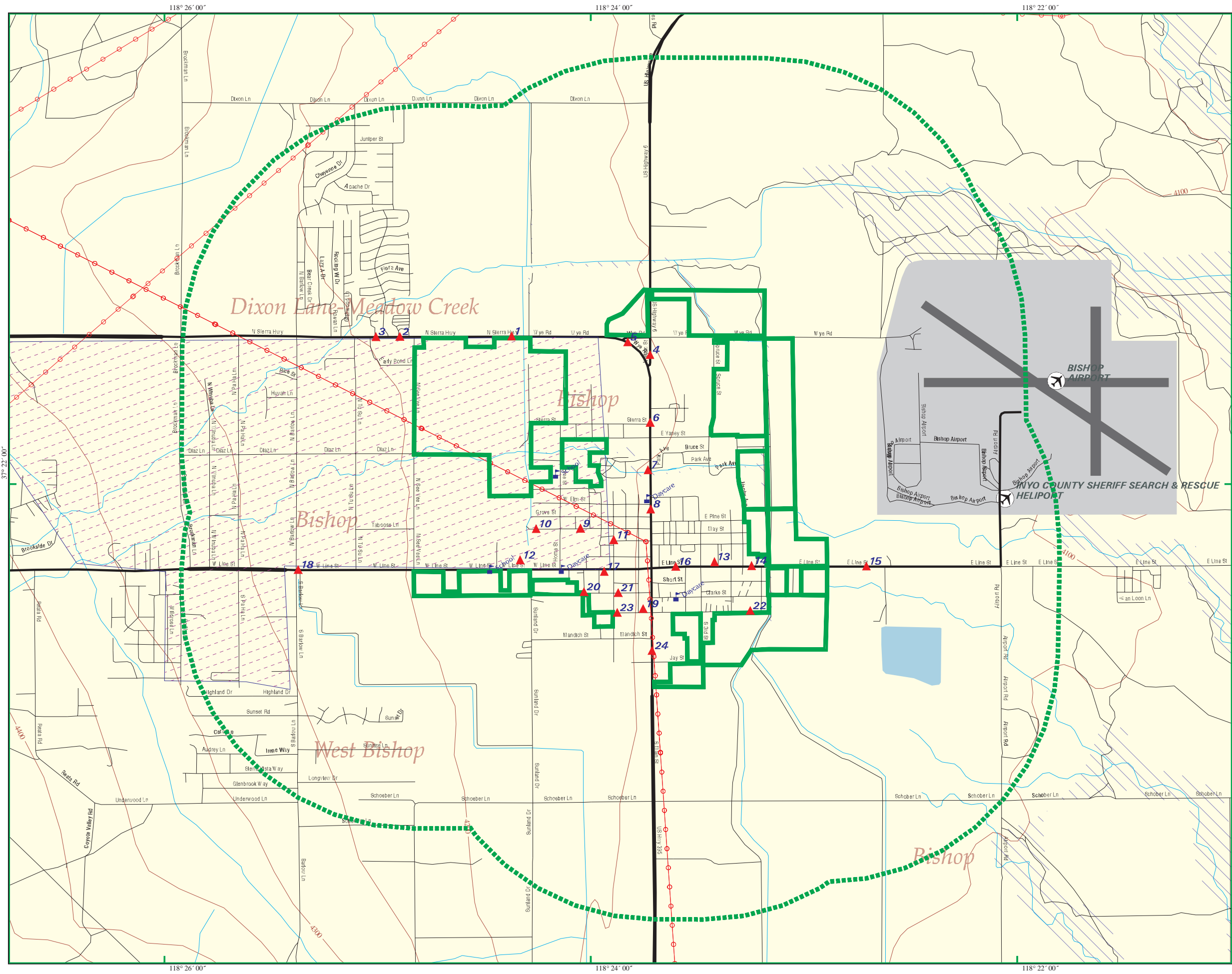
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**ATTACHMENT C**

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**City of Bishop—Environmental Constraints Analysis  
(Hazardous Materials Map)**

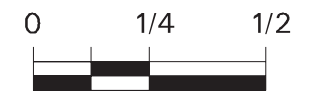


**City of Bishop-Environmental Constraints Analysis**

- Listed Sites
- Earthquake Epicenters (Richter 5 or greater)
- Search Boundary
- Roads
- Major Roads
- Waterways
- Railroads
- Contour Lines
- Pipelines
- Powerlines
- Fault Lines
- Water
- Superfund Sites
- Federal DOD Sites
- Indian Reservations BIA
- 100-Yr Flood Zones



Bishop, CA



Scale in Miles



**ATTACHMENT D**

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**Hazardous Materials Records Search Executive Summary**

*(complete report available upon request)*

# EXECUTIVE SUMMARY

## TARGET PROPERTY INFORMATION

### ADDRESS

BISHOP, CA 93515  
BISHOP, CA 93515

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records within the requested search area for the following databases:

### FEDERAL RECORDS

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
Delisted NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
LIENS 2	CERCLA Lien Information
CORRACTS	Corrective Action Report
RCRA-TSDF	RCRA - Transporters, Storage and Disposal
RCRA-LQG	RCRA - Large Quantity Generators
RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generator
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
DOT OPS	Incident and Accident Data
US CDL	Clandestine Drug Labs
US BROWNFIELDS	A Listing of Brownfields Sites
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
LUCIS	Land Use Control Information System
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
ODI	Open Dump Inventory
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System

## EXECUTIVE SUMMARY

MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
SCRD DRYCLEANERS.....	State Coalition for Redediation of Drycleaners Listing

### STATE AND LOCAL RECORDS

HIST Cal-Sites.....	Historical Calsites Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
SCH.....	School Property Evaluation Program
Toxic Pits.....	Toxic Pits Cleanup Act Sites
SWF/LF.....	Solid Waste Information System
SLIC.....	Statewide SLIC Cases
LIENS.....	Environmental Liens Listing
CHMIRS.....	California Hazardous Material Incident Report System
Notify 65.....	Proposition 65 Records
DEED.....	Deed Restriction Listing
VCP.....	Voluntary Cleanup Program Properties
WIP.....	Well Investigation Program Case List
CDL.....	Clandestine Drug Labs
RESPONSE.....	State Response Sites
EML.....	Emissions Inventory Data
HAULERS.....	Registered Waste Tire Haulers Listing
ENVIROSTOR.....	EnviroStor Database

### TRIBAL RECORDS

INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN VCP.....	Voluntary Cleanup Priority Listing

### EDR PROPRIETARY RECORDS

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
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### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### FEDERAL RECORDS

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 08/20/2008 has revealed that there are

## EXECUTIVE SUMMARY

10 RCRA-SQG sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>SIERRA AUTO BODY WORKS</b>	<b>1280-B NORTH MAIN</b>	<b>4</b>	<b>47</b>
<b>WHITE MOUNTAIN RANGER STATION</b>	<b>798 N MAIN STREET</b>	<b>6</b>	<b>73</b>
<b>MIGO INC BISHOP AUTO BODY</b>	<b>150 S WARREN ST</b>	<b>17</b>	<b>147</b>
<b>LINE STREET DRY CLEANERS</b>	<b>551 WEST LINE ST UNIT A</b>	<b>17</b>	<b>173</b>
<b>LADWP BISHOP WATER YARD</b>	<b>240 WEST SOUTH STREET</b>	<b>19</b>	<b>190</b>
<b>HIGH SIERRA DRY CLEANERS</b>	<b>351 S MAIN STREET</b>	<b>19</b>	<b>202</b>
<b>PERRY MOTORS INC</b>	<b>310 S MAIN ST</b>	<b>19</b>	<b>204</b>
<b>DOUGS RV STORAGE LLC</b>	<b>640 S MAIN ST</b>	<b>24</b>	<b>233</b>
<b>CHEVRON STATION 98853</b>	<b>620 S MAIN ST</b>	<b>24</b>	<b>238</b>
<b>CALTRANS/ SHOP 09</b>	<b>11 JAY ST</b>	<b>24</b>	<b>240</b>

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 08/20/2008 has revealed that there are 2 RCRA-NonGen sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>BISHOP YARD PO AND M</b>	<b>370 W SOUTH ST</b>	<b>23</b>	<b>228</b>
<b>CALTRANS DISTRICT 9</b>	<b>500 S MAIN ST</b>	<b>24</b>	<b>246</b>

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 07/01/2008 has revealed that there are 9 FINDS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>SIERRA AUTO BODY WORKS</b>	<b>1280-B NORTH MAIN</b>	<b>4</b>	<b>47</b>
<b>MIGO INC BISHOP AUTO BODY</b>	<b>150 S WARREN ST</b>	<b>17</b>	<b>147</b>
<b>LINE STREET DRY CLEANERS</b>	<b>551 WEST LINE ST UNIT A</b>	<b>17</b>	<b>173</b>
<b>LADWP BISHOP WATER YARD</b>	<b>240 WEST SOUTH STREET</b>	<b>19</b>	<b>190</b>
<b>HIGH SIERRA DRY CLEANERS</b>	<b>351 S MAIN STREET</b>	<b>19</b>	<b>202</b>
<b>PERRY MOTORS INC</b>	<b>310 S MAIN ST</b>	<b>19</b>	<b>204</b>
<b>BISHOP YARD PO AND M</b>	<b>370 W SOUTH ST</b>	<b>23</b>	<b>228</b>
<b>CHEVRON STATION 98853</b>	<b>620 S MAIN ST</b>	<b>24</b>	<b>238</b>
<b>CALTRANS DISTRICT 9</b>	<b>500 S MAIN ST</b>	<b>24</b>	<b>246</b>

## EXECUTIVE SUMMARY

### STATE AND LOCAL RECORDS

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>CALTRANS/ SHOP 09</b>	<b>11 JAY ST</b>	<b>24</b>	<b>240</b>

CA WDS: California Water Resources Control Board - Waste Discharge System.

A review of the CA WDS list, as provided by EDR, and dated 06/19/2007 has revealed that there is 1 CA WDS site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>PIONEER CEMETERY DISTRICT</b>	<b>E LINE ST</b>	<b>17</b>	<b>155</b>

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

A review of the Cortese list, as provided by EDR, and dated 04/01/2001 has revealed that there are 42 Cortese sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>MEADOW FARMS EXXON</b>	<b>2319 SIERRA HWY N</b>	<b>3</b>	<b>7</b>
<b>COPELAND LUMBER YARD</b>	<b>1160 MAIN ST N</b>	<b>4</b>	<b>12</b>
<b>BISHOP II PARTNERSHIP</b>	<b>1180 MAIN ST N</b>	<b>4</b>	<b>15</b>
SIERRA CONSTRUCTION MATER	1190 MAIN	4	20
<b>LLO GAS INC</b>	<b>1223 MAIN ST N</b>	<b>4</b>	<b>30</b>
<b>HIGH SIERRA RENDERING</b>	<b>1258 N MAIN STREET</b>	<b>4</b>	<b>37</b>
<b>LM WILLIAMS</b>	<b>1280 MAIN ST N</b>	<b>4</b>	<b>44</b>
<b>INYO CRUDE SHELL "Y" MART</b>	<b>1290 MAIN ST N</b>	<b>4</b>	<b>54</b>
<b>BROWN'S SUPPLY</b>	<b>219 WYE RD</b>	<b>5</b>	<b>60</b>
<b>MOHAWK SERVICE STATION</b>	<b>794 MAIN ST N</b>	<b>6</b>	<b>62</b>
US FOREST SERVICE-MAINT B	798 MAIN	6	70
<b>CHEVRON #9-0130</b>	<b>905 MAIN ST N</b>	<b>6</b>	<b>78</b>
<b>SPORTSMAN CHEVRON NO. 9-0130</b>	<b>904 MAIN ST N</b>	<b>6</b>	<b>84</b>
<b>BISHOP MAINTENANCE WORKSHOP</b>	<b>701 MAIN ST S</b>	<b>7</b>	<b>92</b>
UNOCAL #1127	351 MAIN ST N	8	97
<b>GREEN MOTORS USED CAR LOT</b>	<b>400 MAIN ST S</b>	<b>8</b>	<b>97</b>
<b>ESTATE OF VIRGIL E OYLER</b>	<b>462 MAIN ST N</b>	<b>8</b>	<b>99</b>
<b>BISHOP SHELL STATION</b>	<b>487 MAIN ST N</b>	<b>8</b>	<b>102</b>
<b>EL DORADO SAVINGS BANK</b>	<b>515 MAIN ST N</b>	<b>8</b>	<b>108</b>
<b>ARCO #5148</b>	<b>586 MAIN ST N</b>	<b>8</b>	<b>111</b>
<b>GIGGLE SPRINGS</b>	<b>610 MAIN ST N</b>	<b>8</b>	<b>118</b>
<b>CHEVRON #9-8853</b>	<b>620 MAIN ST</b>	<b>8</b>	<b>124</b>
<b>BISHOP UNION ELEMENTARY SCHOOL</b>	<b>800 PINE ST W</b>	<b>10</b>	<b>127</b>
<b>BISHOP UNION HIGH SCHOOL</b>	<b>310 FOWLER ST N</b>	<b>11</b>	<b>135</b>

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>BISHOP MAINTENANCE SHOP / YARD</b>	<b>151 WARREN ST S</b>	<b>17</b>	<b>144</b>
<b>CALVARY CHAPEL</b>	<b>125 MAIN ST S</b>	<b>17</b>	<b>149</b>
LADWP BISHOP FROZEN FOOD	406 LINE	17	159
<b>MAINSTOP PROPERTIES</b>	<b>107 MAIN ST S</b>	<b>17</b>	<b>165</b>
<b>BISHOP LINEN AND LAUNDRY</b>	<b>551 LINE ST W</b>	<b>17</b>	<b>170</b>
<b>KITTLE PRINTING</b>	<b>187 LINE ST W</b>	<b>17</b>	<b>187</b>
<b>LADWP BISHOP YARD</b>	<b>240 SOUTH ST W</b>	<b>19</b>	<b>195</b>
DAVID K ROBERTS AUTOMOTIV	292 MAIN	19	211
<b>CLUB CAR</b>	<b>275 MAIN ST S</b>	<b>19</b>	<b>211</b>
<b>LA DWP INYO COUNTY YARD</b>	<b>240 MAIN ST S</b>	<b>19</b>	<b>215</b>
<b>CONTEL COMPANY</b>	<b>350 LAGOON ST</b>	<b>21</b>	<b>219</b>
<b>SOUTHERN CALIFORNIA EDISON</b>	<b>374 LAGOON ST</b>	<b>21</b>	<b>223</b>
<b>LH STEVEN'S-STEVES AUTO</b>	<b>555 MAIN ST S</b>	<b>24</b>	<b>231</b>
<b>CALTRANS/ SHOP 09</b>	<b>11 JAY ST</b>	<b>24</b>	<b>240</b>
<b>CALTRANS BISHOP</b>	<b>500 MAIN ST S</b>	<b>24</b>	<b>250</b>
<b>SCHAT'S BAKERY</b>	<b>120 MANDICH LANE</b>	<b>24</b>	<b>256</b>
<b>CALIFORNIA HIGHWAY PATROL</b>	<b>469 MAIN ST S</b>	<b>24</b>	<b>260</b>
<b>BISHOP SHELL CAR WASH</b>	<b>466 MAIN ST S</b>	<b>24</b>	<b>265</b>

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 07/09/2008 has revealed that there is 1 SWRCY site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>BROWN'S SUPPLY</b>	<b>219 WYE RD</b>	<b>5</b>	<b>60</b>

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 07/03/2008 has revealed that there are 44 LUST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>MEADOW FARMS EXXON</b> Facility Status: No Action	<b>2319 SIERRA HWY N</b>	<b>3</b>	<b>7</b>
<b>COPELAND LUMBER YARD</b> Facility Status: Case Closed	<b>1160 MAIN ST N</b>	<b>4</b>	<b>12</b>
<b>BISHOP II PARTNERSHIP</b> Facility Status: Case Closed	<b>1180 MAIN ST N</b>	<b>4</b>	<b>15</b>
SIERRA CONSTRUCTION MATERIALS Facility Status: Case Closed	1196 MAIN ST N	4	21
<b>LLO GAS INC</b> Facility Status: Case Closed Facility Status: Case Closed	<b>1223 MAIN ST N</b>	<b>4</b>	<b>30</b>
<b>HIGH SIERRA RENDERING</b> Facility Status: Leak being confirmed	<b>1258 N MAIN STREET</b>	<b>4</b>	<b>37</b>



## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>LM WILLIAMS</b> Facility Status: Case Closed	<b>1280 MAIN ST N</b>	<b>4</b>	<b>44</b>
<b>INYO CRUDE SHELL "Y" MART</b> Facility Status: Post remedial action monitoring	<b>1290 MAIN ST N</b>	<b>4</b>	<b>54</b>
<b>BROWN'S SUPPLY</b> Facility Status: Case Closed	<b>219 WYE RD</b>	<b>5</b>	<b>60</b>
<b>MOHAWK SERVICE STATION</b> Facility Status: Case Closed Facility Status: Remedial action (cleanup) Underway	<b>794 MAIN ST N</b>	<b>6</b>	<b>62</b>
US FOREST SERVICE-MAINT BLDG Facility Status: Case Closed	798 MAIN ST N	6	70
BISHOP KMART Facility Status: Case Closed	8-360-5 ASSESSORS PARCE	6	76
<b>CHEVRON #9-0130</b> Facility Status: Case Closed	<b>905 MAIN ST N</b>	<b>6</b>	<b>78</b>
<b>SPORTSMAN CHEVRON NO. 9-0130</b> Facility Status: Case Closed	<b>904 MAIN ST N</b>	<b>6</b>	<b>84</b>
<b>BISHOP MAINTENANCE WORKSHOP</b> Facility Status: Case Closed	<b>701 MAIN ST S</b>	<b>7</b>	<b>92</b>
TOSCO #1127 (FORMER UNOCAL) Facility Status: Case Closed	351 MAIN ST N	8	94
<b>GREEN MOTORS USED CAR LOT</b> Facility Status: Case Closed	<b>400 MAIN ST S</b>	<b>8</b>	<b>97</b>
<b>ESTATE OF VIRGIL E OYLER</b> Facility Status: Case Closed	<b>462 MAIN ST N</b>	<b>8</b>	<b>99</b>
<b>BISHOP SHELL STATION</b> Facility Status: Remedial action (cleanup) Underway	<b>487 MAIN ST N</b>	<b>8</b>	<b>102</b>
<b>EL DORADO SAVINGS BANK</b> Facility Status: Remedial action (cleanup) Underway	<b>515 MAIN ST N</b>	<b>8</b>	<b>108</b>
<b>ARCO #5148</b> Facility Status: Post remedial action monitoring	<b>586 MAIN ST N</b>	<b>8</b>	<b>111</b>
<b>GIGGLE SPRINGS</b> Facility Status: Preliminary site assessment underway	<b>610 MAIN ST N</b>	<b>8</b>	<b>118</b>
<b>CHEVRON #9-8853</b> Facility Status: Case Closed	<b>620 MAIN ST</b>	<b>8</b>	<b>124</b>
<b>BISHOP UNION ELEMENTARY SCHOOL</b> Facility Status: Case Closed	<b>800 PINE ST W</b>	<b>10</b>	<b>127</b>
<b>BISHOP UNION HIGH SCHOOL</b> Facility Status: Case Closed	<b>310 FOWLER ST N</b>	<b>11</b>	<b>135</b>
CHARLES MOFFATT ESTATE	122-124 MOFFATT ST	13	139
<b>BISHOP MAINTENANCE SHOP / YARD</b> Facility Status: Case Closed	<b>151 WARREN ST S</b>	<b>17</b>	<b>144</b>
<b>CALVARY CHAPEL</b> Facility Status: Case Closed	<b>125 MAIN ST S</b>	<b>17</b>	<b>149</b>
FORMER TIGER TOTE Facility Status: Case Closed	487 WEST LINE ST	17	161
<b>MAINSTOP PROPERTIES</b> Facility Status: Case Closed	<b>107 MAIN ST S</b>	<b>17</b>	<b>165</b>

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>BISHOP LINEN AND LAUNDRY</b> Facility Status: Case Closed	<b>551 LINE ST W</b>	<b>17</b>	<b>170</b>
LADWP BISHOP FROZEN FOOD LEASE Facility Status: Case Closed	406 LINE ST W	17	179
<b>KITTLE PRINTING</b> Facility Status: Case Closed	<b>187 LINE ST W</b>	<b>17</b>	<b>187</b>
<b>LADWP BISHOP YARD</b> Facility Status: Case Closed	<b>240 SOUTH ST W</b>	<b>19</b>	<b>195</b>
DAVID K ROBERTS AUTOMOTIVE Facility Status: Leak being confirmed	292 MAIN ST S	19	209
<b>CLUB CAR</b> Facility Status: Case Closed	<b>275 MAIN ST S</b>	<b>19</b>	<b>211</b>
<b>LA DWP INYO COUNTY YARD</b> Facility Status: Case Closed	<b>240 MAIN ST S</b>	<b>19</b>	<b>215</b>
<b>CONTEL COMPANY</b> Facility Status: Case Closed	<b>350 LAGOON ST</b>	<b>21</b>	<b>219</b>
<b>SOUTHERN CALIFORNIA EDISON</b> Facility Status: Case Closed	<b>374 LAGOON ST</b>	<b>21</b>	<b>223</b>
<b>LH STEVEN'S-STEVES AUTO</b> Facility Status: Leak being confirmed	<b>555 MAIN ST S</b>	<b>24</b>	<b>231</b>
<b>CALTRANS BISHOP</b> Facility Status: Case Closed	<b>500 MAIN ST S</b>	<b>24</b>	<b>250</b>
<b>SCHAT'S BAKERY</b> Facility Status: Case Closed	<b>120 MANDICH LANE</b>	<b>24</b>	<b>256</b>
<b>CALIFORNIA HIGHWAY PATROL</b> Facility Status: Case Closed	<b>469 MAIN ST S</b>	<b>24</b>	<b>260</b>
<b>BISHOP SHELL CAR WASH</b> Facility Status: Remedial action (cleanup) Underway	<b>466 MAIN ST S</b>	<b>24</b>	<b>265</b>

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 55 CA FID UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>BISHOP FEED &amp; SUPPLY</b>	<b>1674 N SIERRA HWY</b>	<b>1</b>	<b>3</b>
<b>BISHOP VETERINARY HOSPITAL</b>	<b>1650 N SIERRA HWY</b>	<b>1</b>	<b>4</b>
<b>WARREN C MACARTHUR</b>	<b>2242 N SIERRA HWY</b>	<b>2</b>	<b>6</b>
<b>MEADOW FARMS EXXON GRAYSON</b>	<b>2319 N SIERRA HWY</b>	<b>3</b>	<b>10</b>
<b>BISHOP BUILDING MAT. INC</b>	<b>1180 N MAIN ST</b>	<b>4</b>	<b>18</b>
<b>SIERRA CONSTRUCTION &amp; EQ. RENT</b>	<b>1196 N MAIN ST</b>	<b>4</b>	<b>20</b>
<b>GOLDEN STATE CYCLE</b>	<b>1220 N MAIN</b>	<b>4</b>	<b>25</b>
<b>LLO-GAS, INC TEXACO SERVICE</b>	<b>1223 N MAIN ST</b>	<b>4</b>	<b>27</b>
<b>CAL GAS-BISHOP</b>	<b>1230 N MAIN</b>	<b>4</b>	<b>35</b>
<b>HIGH SIERRA RENDERING</b>	<b>1258 N MAIN ST</b>	<b>4</b>	<b>36</b>
<b>FAMILIAN PIPE &amp; SUPPLY</b>	<b>1260 N MAIN</b>	<b>4</b>	<b>40</b>

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
INYO SHELL	1274 N MAIN	4	41
WILLIAMS INDUSTRIAL CENTER	1280 N MAIN ST	4	48
<b>BROWNS SUPPLY</b>	<b>219 WYE RD</b>	<b>5</b>	<b>58</b>
<b>NIKOLAUS - BISHOP BP MO-MART</b>	<b>794 N MAIN ST</b>	<b>6</b>	<b>67</b>
<b>CHEVRON 9-0130, N. MAIN-BISHOP</b>	<b>905 N MAIN</b>	<b>6</b>	<b>81</b>
<b>JAMES ELLIS</b>	<b>910 N MAIN</b>	<b>6</b>	<b>87</b>
<b>BISHOP WASTE DISPOSAL INC.</b>	<b>989 N MAIN ST</b>	<b>6</b>	<b>90</b>
<b>CITY PARK</b>	<b>677 N MAIN ST</b>	<b>7</b>	<b>91</b>
<b>DOWNTOWN SHELL (MARTY WEST OWN</b>	<b>487 N MAIN</b>	<b>8</b>	<b>106</b>
<b>ARCO #5148</b>	<b>586 MAIN ST N</b>	<b>8</b>	<b>111</b>
<b>GIGGLE SPRINGS</b>	<b>610 MAIN ST N</b>	<b>8</b>	<b>118</b>
<b>MUSTANG PETROLEUM (GIGGLE SPRI</b>	<b>612 N MAIN</b>	<b>8</b>	<b>123</b>
BISHOP UN ELEMENTARY SCH DIST	621 W PINE ST	9	127
<b>BISHOP UNION ELEMENTARY SCHOOL</b>	<b>800 PINE ST W</b>	<b>10</b>	<b>127</b>
<b>BISHOP UNION HIGH SCHOOL</b>	<b>301 N FOWLER ST</b>	<b>11</b>	<b>134</b>
<b>NORTHERN INYO HOSPITAL</b>	<b>150 PIONEER LN</b>	<b>12</b>	<b>138</b>
<b>GILLESPIE DIST. CO INC</b>	<b>486 E LINE ST</b>	<b>14</b>	<b>140</b>
<b>HIATT SAND &amp; GRAVEL</b>	<b>906 E LINE ST</b>	<b>15</b>	<b>141</b>
<b>LOUIS SERVENTI (ESTATE OF)</b>	<b>187 E LINE ST</b>	<b>16</b>	<b>144</b>
KENNETH BIRMINGHAM	196 S EDWARD ST	17	149
<b>PIONEER CEMETERY DISTRICT</b>	<b>E LINE ST</b>	<b>17</b>	<b>155</b>
<b>E-Z SERVE</b>	<b>710 W LINE ST</b>	<b>17</b>	<b>157</b>
INYO CRUDE SHELL	621 W LINE ST	17	159
<b>EUREKA FUEL - TIGER TOTE INC</b>	<b>487 W LINE ST</b>	<b>17</b>	<b>163</b>
<b>BISHOP MOTORS RON STONE</b>	<b>107 S MAIN ST</b>	<b>17</b>	<b>168</b>
<b>BISHOP LAUNDRY &amp; LINEN SUPPLY</b>	<b>551 W LINE ST</b>	<b>17</b>	<b>177</b>
<b>BISHOP FROZEN FOODS</b>	<b>406 W LINE</b>	<b>17</b>	<b>181</b>
<b>POLICE DEPT</b>	<b>W LINE / N WARREN</b>	<b>17</b>	<b>183</b>
<b>BISHOP AIRPORT-BISHOP FIRE DEP</b>	<b>207 W LINE ST</b>	<b>17</b>	<b>183</b>
<b>LA DEPT OF WATER AND POWER</b>	<b>240 W SOUTH ST</b>	<b>19</b>	<b>194</b>
<b>L.A. DWP - BISHOP YARD</b>	<b>200 W SOUTH</b>	<b>19</b>	<b>198</b>
<b>PERRY MOTORS INC</b>	<b>310 S MAIN ST</b>	<b>19</b>	<b>204</b>
<b>BISHOP TOLL BUILDING</b>	<b>350 LAGOON ST</b>	<b>21</b>	<b>218</b>
<b>BISHOP SERVICE CENTER-SCE</b>	<b>374 LAGOON ST</b>	<b>21</b>	<b>225</b>
<b>ARNOLD M. THOMPSON</b>	<b>463 E SOUTH ST</b>	<b>22</b>	<b>227</b>
<b>CHEVRON #9-8853 S. MAIN-BISHOP</b>	<b>620 S MAIN ST</b>	<b>24</b>	<b>234</b>
<b>SIERRA SADDLERY/JAMES W. KOCH</b>	<b>600 S MAIN ST</b>	<b>24</b>	<b>239</b>
<b>TURNER GAS CO</b>	<b>590 S MAIN</b>	<b>24</b>	<b>243</b>
<b>STEVE'S AUTO &amp; TRUCK PARTS</b>	<b>555 S MAIN ST</b>	<b>24</b>	<b>244</b>
<b>CAL TRANS-BISHOP SHOP09/JAY ST</b>	<b>500 S MAIN ST</b>	<b>24</b>	<b>249</b>
<b>COACH &amp; CAMPER SERVICE INC.</b>	<b>110 MANDICH LN</b>	<b>24</b>	<b>253</b>
<b>SCAHT'S DUTCH BAKERY</b>	<b>120 MANDICH LN</b>	<b>24</b>	<b>254</b>
<b>CALIFORNIA HIGHWAY PATROL</b>	<b>469 S MAIN ST</b>	<b>24</b>	<b>259</b>
<b>NIKOLAUS - BISHOP BP CAR WASH/</b>	<b>466 S MAIN ST</b>	<b>24</b>	<b>262</b>

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 07/10/2008 has revealed that there are 9 UST sites within the searched area.

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
SHELL "Y" MART	1290 N.MAIN STREET	4	50
ARCO FAC. # 5148, BISHOP	586 N. MAIN STREET	8	117
GIGGLE SPRINGS	610 N. MAIN STREET	8	118
CENTER STREET SHELL	621 W. LINE STREET	17	159
MAMMOTH SHELL MART	621 WEST LINE ST.	17	159
GIGGLE SPRINGS TOO	487 W. LINE STREET	17	160
BISHOP SERVICE CENTER	374 LAGOON STREET	21	227
CRESTVIEW MAINT CAL TRANS	500 SOUTH MAIN ST	24	250
BISHOP SHELL (TEXACO) CAR WASH	466 S. MAIN STREET	24	268

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 63 HIST UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
BISHOP FEED & SUPPLY	1674 N SIERRA HWY	1	4
BISHOP BETERINARY H.	1650 N SIERRA HWY	1	5
EVELYN C MACARTHUR	2242 N SIERRA HWY	2	6
MEADOW FARMS EXXON	2319 N SIERRA HWY	3	11
BISHOP BUILDING MAT. INC	1180 N MAIN ST	4	14
<b>BISHOP BUILDING MAT. INC</b>	<b>1180 N MAIN ST</b>	<b>4</b>	<b>18</b>
SIERRA CONSTRUCTION & EQ. RENT	1196 N MAIN ST	4	24
GOLDEN STATE CYCLE	1220 N MAIN ST	4	24
LLO-GAS, INC	1223 N MAIN ST	4	26
CAL GAS-BISHOP	1230 N MAIN ST	4	35
RENDERING	1258 N MAIN ST	4	37
FAMILIAN PIPE & SUPPLY	1260 N MAIN ST	4	39
FAMILIAN PIPE & SUPPLY	1260 N MAIN ST	4	40
INYO SHELL	1274 N MAIN ST	4	42
WILLIAMS INDUSTRIAL CENTER	1280 N MAIN ST STE A	4	43
WILLIAMS INDUSTRIAL CENTER	1280 N MAIN ST STE A	4	44
THE ELLIOT TRUCK & DIESEL CORP	1280 NORTH MAIN STREET/	4	49
<b>INYO SHELL "Y" MART/INYO CRUDE</b>	<b>1290 N MAIN</b>	<b>4</b>	<b>51</b>
EARL V. BROWN	219 WYE RD	5	57
MOTEL-MO-MART	794 N MAIN ST	6	69
90130	905 N MAIN ST	6	83
JAMES ELLIS	910 N MAIN ST	6	86
BISHOP WASTE DISPOSAL INC.	989 N MAIN ST	6	89
CITY PARK	677 N MAIN ST	7	91
MINGO'S TEXACO	487 N MAIN ST	8	104
DINSMOOR'S MINI MART INC	586 N MAIN ST	8	110
MUSTANG PETROLEUM	612 N MAIN ST	8	122
<b>BISHOP UNION ELEMENTARY SCHOOL</b>	<b>800 PINE ST W</b>	<b>10</b>	<b>127</b>
BISHOP UNION HIGH SCHOOL	301 N FOWLER ST	11	133
NORTHERN INYO HOSPITAL	150 PIONEER LN	12	137
GILLESPIE DIST. CO INC	486 E LINE ST	14	141
HIATT SAND & GRAVEL	906 E LINE ST	15	142
LOUIS SERVENT	187 E LINE ST	16	143
<b>CHEVRON #9-3271 BIG PINE</b>	<b>109 S MAIN ST</b>	<b>17</b>	<b>151</b>
SHELL STATION #1226	710 W LINE ST	17	156
TIGER TOTE MINI MART	487 W LINE ST	17	160
BISHOP MOTORS (TENANT)	107 S MAIN ST	17	164
BISHOP LAUNDRY AND LINEN SUPPL	551 W LINE ST	17	172

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
BISHOP LAUNDRY & LINEN SUPPLY	551 W LINE ST	17	173
BISHOP FROZEN FOODS	406 W LINE ST	17	182
POLICE DEPT	W. LINE / N. WARREN	17	182
BISHOP AIRPORT	277 W LINE ST	17	184
<b>BISHOP IMPORTS INC. C/O WILLIA</b>	<b>187 W LINE ST</b>	<b>17</b>	<b>186</b>
BISHOP YARD	200 W SOUTH ST	19	200
BISHOP YARD	207 W SOUTH ST	19	201
<b>LUTHER MOTOR INC.</b>	<b>380 S MAIN ST</b>	<b>19</b>	<b>201</b>
<b>PERRY MOTORS INC</b>	<b>310 S MAIN ST</b>	<b>19</b>	<b>204</b>
BISHOP FIRESIDE & LIGHTING	307 S MAIN ST	19	208
KENNETH BIRMINGHAM	196 EDWARDS ST	20	217
BISHOP TOLL BUILDING	350 LAGOON ST	21	218
BISHOP SERVICE CENTER	374 LAGOON ST	21	222
ARNOLD M. THOMPSON	463 E SOUTH ST	22	228
98853	620 S MAIN ST	24	237
JAMES W KOCH	600 S MAIN ST	24	239
EQUIP SHOP 09	11 JAY ST	24	242
TURNER GAS CO	590 S MAIN ST	24	243
STEVE'S AUTO & TRUCK PARTS	555 S MAIN ST	24	245
DISTRICT OFFICE	500 S MAIN ST	24	245
COACH & CAMPER SERVICE INC.	110 MANDICH ST	24	253
<b>SCAHT'S DUTCH BAKERY</b>	<b>120 MANDICH LN</b>	<b>24</b>	<b>254</b>
SCAHT'S DUTCH BAKERY	120 MANDICH ST	24	258
CALIFORNIA HIGHWAY PATROL	469 S MAIN ST	24	259
BISHOP MOBIL	466 S MAIN ST	24	264

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the AST list, as provided by EDR, and dated 11/01/2007 has revealed that there are 3 AST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>LADWP BISHOP WATER YARD</b>	<b>240 WEST SOUTH STREET</b>	<b>19</b>	<b>190</b>
BISHOP CO	350 LAGOON ST.	21	222
DISTRICT 9 OFFICE (BISHOP)	500 S. MAIN ST.	24	249

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 59 SWEEPS UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>BISHOP FEED &amp; SUPPLY</b>	<b>1674 N SIERRA HWY</b>	<b>1</b>	<b>3</b>
<b>BISHOP VETERINARY HOSPITAL</b>	<b>1650 N SIERRA HWY</b>	<b>1</b>	<b>4</b>
<b>WARREN C MACARTHUR</b>	<b>2242 N SIERRA HWY</b>	<b>2</b>	<b>6</b>
<b>MEADOW FARMS EXXON GRAYSON</b>	<b>2319 N SIERRA HWY</b>	<b>3</b>	<b>10</b>

## EXECUTIVE SUMMARY

Site	Address	Map ID	Page
SUZANNE E. ROBERTI TRUSTEE	2392 N SIERRA HWY	3	12
<b>BISHOP BUILDING MAT. INC</b>	<b>1180 N MAIN ST</b>	<b>4</b>	<b>18</b>
<b>SIERRA CONSTRUCTION &amp; EQ. RENT</b>	<b>1196 N MAIN ST</b>	<b>4</b>	<b>20</b>
<b>GOLDEN STATE CYCLE</b>	<b>1220 N MAIN</b>	<b>4</b>	<b>25</b>
<b>LLO-GAS, INC TEXACO SERVICE</b>	<b>1223 N MAIN ST</b>	<b>4</b>	<b>27</b>
<b>CAL GAS-BISHOP</b>	<b>1230 N MAIN</b>	<b>4</b>	<b>35</b>
<b>HIGH SIERRA RENDERING</b>	<b>1258 N MAIN ST</b>	<b>4</b>	<b>36</b>
<b>FAMILIAN PIPE &amp; SUPPLY</b>	<b>1260 N MAIN</b>	<b>4</b>	<b>40</b>
WILLIAMS INDUSTRIAL CENTER	1280 N MAIN ST A	4	50
<b>INYO SHELL "Y" MART/INYO CRUDE</b>	<b>1290 N MAIN</b>	<b>4</b>	<b>51</b>
<b>BROWNS SUPPLY</b>	<b>219 WYE RD</b>	<b>5</b>	<b>58</b>
<b>NIKOLAUS - BISHOP BP MO-MART</b>	<b>794 N MAIN ST</b>	<b>6</b>	<b>67</b>
<b>CHEVRON 9-0130, N. MAIN-BISHOP</b>	<b>905 N MAIN</b>	<b>6</b>	<b>81</b>
<b>JAMES ELLIS</b>	<b>910 N MAIN</b>	<b>6</b>	<b>87</b>
<b>BISHOP WASTE DISPOSAL INC.</b>	<b>989 N MAIN ST</b>	<b>6</b>	<b>90</b>
<b>CITY PARK</b>	<b>677 N MAIN ST</b>	<b>7</b>	<b>91</b>
<b>DOWNTOWN SHELL (MARTY WEST OWN</b>	<b>487 N MAIN</b>	<b>8</b>	<b>106</b>
<b>ARCO #5148</b>	<b>586 MAIN ST N</b>	<b>8</b>	<b>111</b>
<b>FIRST BAPTIST CHURCH</b>	<b>586 N MAIN ST</b>	<b>8</b>	<b>117</b>
<b>GIGGLE SPRINGS</b>	<b>610 MAIN ST N</b>	<b>8</b>	<b>118</b>
<b>MUSTANG PETROLEUM (GIGGLE SPRI</b>	<b>612 N MAIN</b>	<b>8</b>	<b>123</b>
<b>BISHOP UNION ELEMENTARY SCHOOL</b>	<b>800 PINE ST W</b>	<b>10</b>	<b>127</b>
<b>BISHOP UNION HIGH SCHOOL</b>	<b>301 N FOWLER ST</b>	<b>11</b>	<b>134</b>
<b>NORTHERN INYO HOSPITAL</b>	<b>150 PIONEER LN</b>	<b>12</b>	<b>138</b>
<b>GILLESPIE DIST. CO INC</b>	<b>486 E LINE ST</b>	<b>14</b>	<b>140</b>
<b>HIATT SAND &amp; GRAVEL</b>	<b>906 E LINE ST</b>	<b>15</b>	<b>141</b>
<b>LOUIS SERVENTI (ESTATE OF)</b>	<b>187 E LINE ST</b>	<b>16</b>	<b>144</b>
<b>CHEVRON #9-3271 BIG PINE</b>	<b>109 S MAIN ST</b>	<b>17</b>	<b>151</b>
<b>PIONEER CEMETERY DISTRICT</b>	<b>E LINE ST</b>	<b>17</b>	<b>155</b>
<b>E-Z SERVE</b>	<b>710 W LINE ST</b>	<b>17</b>	<b>157</b>
<b>EUREKA FUEL - TIGER TOTE INC</b>	<b>487 W LINE ST</b>	<b>17</b>	<b>163</b>
<b>BISHOP MOTORS RON STONE</b>	<b>107 S MAIN ST</b>	<b>17</b>	<b>168</b>
<b>BISHOP LAUNDRY &amp; LINEN SUPPLY</b>	<b>551 W LINE ST</b>	<b>17</b>	<b>177</b>
<b>BISHOP FROZEN FOODS</b>	<b>406 W LINE</b>	<b>17</b>	<b>181</b>
<b>POLICE DEPT</b>	<b>W LINE / N WARREN</b>	<b>17</b>	<b>183</b>
<b>BISHOP AIRPORT-BISHOP FIRE DEP</b>	<b>207 W LINE ST</b>	<b>17</b>	<b>183</b>
<b>BISHOP IMPORTS INC. C/O WILLIA</b>	<b>187 W LINE ST</b>	<b>17</b>	<b>186</b>
<b>LA DEPT OF WATER AND POWER</b>	<b>240 W SOUTH ST</b>	<b>19</b>	<b>194</b>
<b>L.A. DWP - BISHOP YARD</b>	<b>200 W SOUTH</b>	<b>19</b>	<b>198</b>
<b>LUTHER MOTOR INC.</b>	<b>380 S MAIN ST</b>	<b>19</b>	<b>201</b>
<b>PERRY MOTORS INC</b>	<b>310 S MAIN ST</b>	<b>19</b>	<b>204</b>
BOYD AUTO - SEVEN DAY AUTO	275 S MAIN ST	19	214
KENNETH BIRMINGHAM	196 S EDWARDS ST	20	217
<b>BISHOP TOLL BUILDING</b>	<b>350 LAGOON ST</b>	<b>21</b>	<b>218</b>
<b>BISHOP SERVICE CENTER-SCE</b>	<b>374 LAGOON ST</b>	<b>21</b>	<b>225</b>
<b>ARNOLD M. THOMPSON</b>	<b>463 E SOUTH ST</b>	<b>22</b>	<b>227</b>
<b>CHEVRON #9-8853 S. MAIN-BISHOP</b>	<b>620 S MAIN ST</b>	<b>24</b>	<b>234</b>
<b>SIERRA SADDLERY/JAMES W. KOCH</b>	<b>600 S MAIN ST</b>	<b>24</b>	<b>239</b>
<b>TURNER GAS CO</b>	<b>590 S MAIN</b>	<b>24</b>	<b>243</b>
<b>STEVE'S AUTO &amp; TRUCK PARTS</b>	<b>555 S MAIN ST</b>	<b>24</b>	<b>244</b>
<b>CAL TRANS-BISHOP SHOP09/JAY ST</b>	<b>500 S MAIN ST</b>	<b>24</b>	<b>249</b>
<b>COACH &amp; CAMPER SERVICE INC.</b>	<b>110 MANDICH LN</b>	<b>24</b>	<b>253</b>
<b>SCAHT'S DUTCH BAKERY</b>	<b>120 MANDICH LN</b>	<b>24</b>	<b>254</b>
<b>CALIFORNIA HIGHWAY PATROL</b>	<b>469 S MAIN ST</b>	<b>24</b>	<b>259</b>
<b>NIKOLAUS - BISHOP BP CAR WASH/</b>	<b>466 S MAIN ST</b>	<b>24</b>	<b>262</b>

## EXECUTIVE SUMMARY

**DRYCLEANERS:** A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 08/05/2008 has revealed that there are 2 DRYCLEANERS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<i>LINE STREET DRY CLEANERS</i>	<i>551 WEST LINE ST UNIT A</i>	<i>17</i>	<i>173</i>
<i>HIGH SIERRA DRY CLEANERS</i>	<i>351 S MAIN STREET</i>	<i>19</i>	<i>202</i>

**HAZNET:** The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2006 has revealed that there are 10 HAZNET sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<i>NIKOLAUS - BISHOP BP MO-MART</i>	<i>794 N MAIN ST</i>	<i>6</i>	<i>67</i>
<i>WHITE MOUNTAIN RANGER STATION</i>	<i>798 N MAIN STREET</i>	<i>6</i>	<i>73</i>
<i>ARCO #5148</i>	<i>586 MAIN ST N</i>	<i>8</i>	<i>111</i>
<i>FIRST BAPTIST CHURCH</i>	<i>586 N MAIN ST</i>	<i>8</i>	<i>117</i>
<i>MIGO INC BISHOP AUTO BODY</i>	<i>150 S WARREN ST</i>	<i>17</i>	<i>147</i>
<i>LINE STREET DRY CLEANERS</i>	<i>551 WEST LINE ST UNIT A</i>	<i>17</i>	<i>173</i>
<i>PERRY MOTORS INC</i>	<i>310 S MAIN ST</i>	<i>19</i>	<i>204</i>
<i>CONTEL COMPANY</i>	<i>350 LAGOON ST</i>	<i>21</i>	<i>219</i>
<i>BISHOP YARD PO AND M</i>	<i>370 W SOUTH ST</i>	<i>23</i>	<i>228</i>
<i>CALTRANS DISTRICT 9</i>	<i>500 S MAIN ST</i>	<i>24</i>	<i>246</i>

### TRIBAL RECORDS

**INDIAN RESERV:** This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

A review of the INDIAN RESERV list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 INDIAN RESERV site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<i>BISHOP RANCHERIA</i>		<i>0</i>	<i>3</i>

## EXECUTIVE SUMMARY

INDIAN LUST: A listing of leaking underground storage tank locations on Indian Land.

A review of the INDIAN LUST list, as provided by EDR, and dated 03/12/2008 has revealed that there is 1 INDIAN LUST site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
WEST LINE GASOLINE AKA ABANDON	2581 WEST LINE ST.	18	189



## **EXECUTIVE SUMMARY**

Please refer to the end of the findings report for unmapped orphan sites due to poor or inadequate address information.

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Total Plotted</u>
<b><u>FEDERAL RECORDS</u></b>	
NPL	0
Proposed NPL	0
Delisted NPL	0
NPL LIENS	0
CERCLIS	0
CERC-NFRAP	0
LIENS 2	0
CORRACTS	0
RCRA-TSDF	0
RCRA-LQG	0
RCRA-SQG	10
RCRA-CESQG	0
RCRA-NonGen	2
US ENG CONTROLS	0
US INST CONTROL	0
ERNS	0
HMIRS	0
DOT OPS	0
US CDL	0
US BROWNFIELDS	0
DOD	0
FUDS	0
LUCIS	0
CONSENT	0
ROD	0
UMTRA	0
DEBRIS REGION 9	0
ODI	0
MINES	0
TRIS	0
TSCA	0
FTTS	0
HIST FTTS	0
SSTS	0
ICIS	0
PADS	0
MLTS	0
RADINFO	0
FINDS	9
RAATS	0
SCRD DRYCLEANERS	0
<b><u>STATE AND LOCAL RECORDS</u></b>	
HIST Cal-Sites	0
CA BOND EXP. PLAN	0
SCH	0
Toxic Pits	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Total Plotted</u>
SWF/LF	0
WMUDS/SWAT	1
CA WDS	1
Cortese	42
SWRCY	1
LUST	44
CA FID UST	55
SLIC	0
UST	9
HIST UST	63
AST	3
LIENS	0
SWEEPS UST	59
CHMIRS	0
Notify 65	0
DEED	0
VCP	0
DRYCLEANERS	2
WIP	0
CDL	0
RESPONSE	0
HAZNET	10
EMI	0
HAULERS	0
ENVIROSTOR	0
 <b><u>TRIBAL RECORDS</u></b>	
INDIAN RESERV	1
INDIAN ODI	0
INDIAN LUST	1
INDIAN UST	0
INDIAN VCP	0
 <b><u>EDR PROPRIETARY RECORDS</u></b>	
Manufactured Gas Plants	0

NOTES:

Sites may be listed in more than one database

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BENTON	U001586438	PAUL'S BENTON CHEVRON	HWY 6	93514	HIST UST
BIG BEAR LAKE	U001586491	BOULDER BAY MARINA	BIG BEAR BVOD	93515	HIST UST
BISHOP	S101620804	BISHOP CREEK HYDRO PLANT #4	RR 1 PLANT 4 BISHOP	93514	CA FID UST, SWEEPS UST
BISHOP	S101620818	CIRCLE W ARABIANS	RR 1 ROCKING K RANCH	93514	CA FID UST, SWEEPS UST
BISHOP	S106927422	HUBBARD ENTERPRISES INC.	RR 1 NORTH BARLOW LN	93514	SWEEPS UST
BISHOP	S106927892	JOHN GORMAN	RT. 1 BOX 6	93514	SWEEPS UST
BISHOP	U001586335	BISHOP HYDRO/CONTROL SUBSTATN.	ROUTE 1, PLANT 4, BISHOP	93514	HIST UST
BISHOP	U001586336	BISHOP HYDRO/LEE VINING SUBST.	ROUTE 1, PLANT 4, BISHOP	93514	HIST UST
BISHOP	U001586361	CIRCLE W ARABIANS	RT. 1, ROCKING K RANCH	93514	HIST UST
BISHOP	U001586366	CONTROL SUBSTATION	ROUTE 1, CONTROL SUBSTATION	93514	HIST UST
BISHOP	U001586395	HUBBARD ENTERPRISES, INC.	RT. 1, NORTH BARLOW LANE	93514	HIST UST
BISHOP	U001586453	RUSH CREEK HYDRO PLANT	ROUTE 1, PLANT 4, BISHOP	93514	HIST UST
BISHOP	1006805456	S C E CONTROL SUBSTATION	HWY 168 OFF OF	93514	RCRA-SQG, FINDS, HAZNET
BISHOP	S101620817	CAL-TRON CORPORATION	RR 2 BOX 8 DIXON LN	93514	CA FID UST, SWEEPS UST
BISHOP	1000422344	U.S. TUNGSTEN CORP	RTE 2 PINE CRK CYN	93514	RCRA-SQG, FINDS, CERC-NFRAP
BISHOP	S101620861	OWENS VALLEY CONSERVATION CAMP	RTE 2 BOX 22L	93514	LUST, Cortese, CA FID UST
BISHOP	S101620868	ROUND VALLEY SCHOOL	RT 2 ROUND VALLEY RD	93514	CA FID UST, SWEEPS UST
BISHOP	S106930218	OWENS VALLEY CONSERVATION CAMP/CA DEPT. O FORESTR	RT 2 BOX 22L	93514	SWEEPS UST
BISHOP	S106933329	U S TUNGSTEN CORP	RT 2 PINE CREEK RD	93514	SWEEPS UST
BISHOP	U001586392	HOME	RT. 2 502 DELMONTE AVENUE	93514	HIST UST
BISHOP	U001586440	PINE CREEK	ROUTE 2 - PINE CREEK ROAD	93514	HIST UST
BISHOP	S101582235	SUSAN ROBERTI	HWY 395	93514	LUST
BISHOP	S106027440	EASTERN SIERRA CAR RENTALS	HIGHWAY 395	93514	CA FID UST, SWEEPS UST
BISHOP	S106923367	BISHOP COUNTRY CLUB	HWY 395	93514	SWEEPS UST
BISHOP	S106933379	UNION AUTO CENTER	HIGHWAY 395	93514	SWEEPS UST
BISHOP	U001586376	EASTERN SIERRA CAR RENTALS	HWY 395	93514	HIST UST
BISHOP	U001586476	UNION AUTO CENTER	HWY 395	93514	HIST UST
BISHOP	1000127749	BIG PINE TRUCKING CO	RTE 4	93514	FINDS, HIST UST, RCRA-NonGen
BISHOP	S101588686	CHALFANT VALLEY FIRE DEPT	RT 4 FIREHOUSE	93514	CA FID UST, SWEEPS UST
BISHOP	S101588687	CHALFANT MERCHANTILE	HWY 6	93514	Cortese, CA FID UST, SWEEPS UST
BISHOP	S106486892	BISHOP DRY CLEANERS	163 W ACADEMY	93514	SLIC
BISHOP	S100180376	CARDINAL MINE	BISHOP CREEK	93514	ENVIROSTOR
BISHOP	S101480363	INYO COUNTY MAINTENANCE YARD	BISHOP CREEK ROAD	93514	ENVIROSTOR
BISHOP	S106929026	MAMMOTH MT SKI RESORT/BISHOP AIRPORT	BISHOP AIRPORT ROAD	93514	SWEEPS UST
BISHOP	S104735549	MILL CREEK MINI MART	PO BOX 181 RTE 2	93515	LUST
BISHOP	1008102162	CITY OF BISHOP	CITY OF BISHOP	93514	FINDS
BISHOP	S106928122	KEN GILLESPIE TEX TRAIL ESTATE	674 W EDWARDS ST	93514	SWEEPS UST
BISHOP	S106124736	SOUTHERN CALIFORNIA EDISON - BISHOP CREEK HYDRO PO	NORTH FORK OF BISHOP CREEK		SLIC
BISHOP	S101629937	WASTEWATER TREATMENT PLANT	FRONTAGE RD E LINE ST	93514	CA FID UST, SWEEPS UST
BISHOP	U001586461	STATE HIGHWAY RIGHT OF WAY	U.S. HIGHWAY 395 AT POSTMILE	93514	HIST UST
BISHOP	1000261047	CLAIR TRUCKING	NORTH HWY 6	93514	FINDS, RCRA-NonGen

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BISHOP	S106933248	TROY ONEY ENTERPRISES	2977 W LINE A	93514	SWEEPS UST
BISHOP	S106934352	WEST LINE TEXACO U. S. PUBLIC HEALTH SERVICE	W LINE ST	93514	SWEEPS UST
BISHOP	U001586441	PIONEER CEMETERY DISTRICT	EAST LINE STREET	93514	HIST UST
BISHOP	S102435813	RESIDENCE OF TROY ONEY	W LINE ST	93514	LUST
BISHOP	S104402879	E-Z SERVE BISHOP	710 LINE AVE W	93514	LUST, Cortese
BISHOP	S105022775	BISHOP AIRPORT	LINE ST E	93514	LUST, Cortese, ENVIROSTOR
BISHOP	S105022776	WEST LINE COUNTY YARD	LINE ST W	93514	LUST, Cortese
BISHOP	S105022777	ESTATE OF TROY D ONEY	LINE ST W	93514	LUST, Cortese
BISHOP	S109118076	INYO MONO RECYCLING	1280 N MAIN ST UNIT E	93514	SWRCY
BISHOP	S106923368	BISHOP CREEK LODGE	16 MILES S W OF BISHOP L	93514	SWEEPS UST
BISHOP	U001586331	BISHOP CREEK LODGE	16 MILES S.W OF BISHOP SOUTH L	93514	HIST UST
BISHOP	U001586360	CINNAMON RANCH	26 MILES NORTH OF BISHOP HY 6	93514	HIST UST
BISHOP	S107736517	JORGENSEN REDUCTION PL	(3 MILES SOUTH OF)		ENVIROSTOR
BISHOP	A100108118	CRESTVIEW M.S. (DISTRICT 9)	48 MI N. OF BISHOP ON US 395		AST
BISHOP	1000476722	BLACKROCK MINE	NEAREST CITY BISHOP	93514	CERCLIS, FINDS
BISHOP	S106927715	JAMES W. CASHBAUGH	N ON HWY 6 1-2 MI N OF HWY	93514	SWEEPS UST
BISHOP	U001586403	JAMES W. CASHBAUGH	N. ON HWY 6 1/2 MI. N OF Y HWY	93514	HIST UST
BISHOP	S101620799	ART SCHOBBER RANCH	PINE CREEK RD	93514	CA FID UST, SWEEPS UST
BISHOP	S103454977	STRATCOR MINE	PINE CREEK, T07S R30E, SECTION 8	93514	ENVIROSTOR
BISHOP	S106923370	BISHOP UN ELEMENTARY SCH DIST/HOME STREET SCHOOL	621 W PINE ST 207	93514	SWEEPS UST
BISHOP	U001586321	ART SCHOBBER RANCH	PINE CREEK ROAD	93514	HIST UST
BISHOP	1000597590	CONTROL GORGE POWER PLANT	PLEASANT VALLEY RESERVOIR	93514	RCRA-SQG
BISHOP	S101620823	DAVE MCCOY RESIDENCE	ROCKING K RANCH	93514	CA FID UST, SWEEPS UST
BISHOP	S106922663	ANAWALT BERNARD	ROCKING K GUEST RANC 5	93514	SWEEPS UST
BISHOP	U001586370	DAVE MCCOY RESIDENCE	ROCKING 'K' RANCH	93514	HIST UST
BISHOP	U001586434	OWENS VALLEY CONSERVATION CAMP	SOUTH ROUND VALLEY ROAD	93514	HIST UST
BISHOP	S101620827	EASTERN SIERRA TRI-COUNTY FAIR	SIERRA ST / FAIR DR	93514	CA FID UST, SWEEPS UST
BISHOP	S101661404	EASTERN SIERRA TRI-COUNTY FAIR	SIERRA STREET / FAIR DRIVE	93514	VCP, ENVIROSTOR
BISHOP	U001586378	EASTERN SIERRA TRI-COUNTY FAIR	SIERRA ST. / FAIR DRIVE	93514	HIST UST
BISHOP	U004061513	BISHOP CREEK CHEVRON	2392 N. SIERRA HWY 395	93514	UST
BISHOP	1000419538	CALTRANS BISHOP MAINT STATION	1250 SPRUCE ST	93514	RCRA-SQG, FINDS
BISHOP	S104574775	CALTRANS - BISHOP/SPRUCE ST	1250 SPRUCE ST	93514	HAZNET, SWEEPS UST
BISHOP	S106925295	DENAULT CATERPILLAR RENTAL	257 WEST ST A	93514	SWEEPS UST
BISHOP	S101480376	BISHOP (SUNLAND) LANDFILL	SUNLAND DRIVE / INDIAN RESERVATION RD	93514	ENVIROSTOR
BISHOP	S101620875	TATUM CATTLE AND HAY (HAY RANC	SUNLAND DR	93514	CA FID UST, SWEEPS UST
BISHOP	U001586465	TATUM CATTLE AND HAY (HAY RANC	SUNLAND DRIVE	93514	HIST UST
BISHOP	A100108078	CONTROL SUBSTATION	6 MI. SW/O BISHOP ON RT. 168		AST
BISHOP	1003879296	INYO NATL FOREST	T3N-R34E T2S-R37	93514	CERC-NFRAP
BISHOP	S106924920	CORP YARD CITY OF BISHOP	7317 WARREN ST 1	93514	SWEEPS UST
BISHOP	S101582247	CORP YARD CITY OF BISHOP	7317 WARREN ST	93514	CA FID UST
BISHOP	S106661278	LINE STREET DRY CLEANER	551 A WEST LINE ST	93514	DRYCLEANERS
BISHOP	S101620851	MARJORIE M BOWLES	301 WILSON RD SEVALL MDW	93514	CA FID UST, SWEEPS UST
BISHOP	U001586450	ROBERT J. WILSON	321 WILSON RD.	93514	HIST UST
BISHOP	CA S104161415	PINE CREEK OPERATION MILL	RT 2 PINE CREEK RD	93514	WMUDS/SWAT, CA WDS
CHALFANT	S100181679	CASA DIABLO MINE	RED ROCK CANYON ROAD WEST OF HWY 6	93514	ENVIROSTOR

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
DEEP SPRINGS	S101582256	DEEP SPRINGS MAINT STATION	ROUTE 168	93514	CA FID UST, SWEEPS UST
INYO COUNTY	S101480377	BROCKMAN LANE DUMP	BROCKMAN LANE	93514	ENVIROSTOR
LAWS	S101295014	INYO CRUDE	HWY 6	93514	LUST, Cortese
LEE VINING	U001586443	POOLE HYDRO PLANT	HIGHWAY 120	93514	HIST UST, SWEEPS UST
MAMMOTH LAKES	S101617045	CRESTVIEW MAINT FACILITY	HWY 395	93514	LUST, CA FID UST, SWEEPS UST
MAMMOTH LAKES	S102628493	MCGEE CREEK MAINT FACILITY	HWY 395	93514	LUST
MAMMOTH LAKES	U001586323	B & R ROOFING -BOB ROSS	SIERRA MANOR RD	93514	HIST UST
MONO	U001586418	MARJORIE M BOWLES	301 - WILSON RD. SEVALL MEADOW	93514	HIST UST
OASIS	U001586457	SCHAIN FARMS	HIGHWAY 266	93514	HIST UST
ROUND VALLEY	S100351067	ROUND VALLEY DUMP	NORTH ROUND VALLEY ROAD, E OF HWY 395	93514	ENVIROSTOR
ROVANA	S101480393	UNION CARBIDE, ROVANA GARBAGE DUMP SITE	SEC19/T6S/R31E/MD 16 MILES NW OF BISHOP	93514	ENVIROSTOR
SCHEELITE	S100237867	UNION CARBIDE SCHEELITE DUMP	SECTION 34/T6S/R30E, 15 MI NW OF BISHOP	93514	ENVIROSTOR

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## **ATTACHMENT F**

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### **Environmental Constraints Analysis Summary Table**



Environmental Constraints Analysis Summary Table

Study Area #	Previously Mapped Wetlands	100-Year Floodplain	Cultural Resources Observed that are Potentially Eligible for Recording (See ENPLAN 2009 Report)	Ranch Leases	Potentially "Active" Hazardous Material Sites Abutting/Adjacent to Parcels	LADWP Surveys Known Special-status Species Populations of Concern to DFG	ENPLAN Field Observations May 2009	Summary of DFG Comments
Area 1	Yes	Moderate	Yes	—	—	—	In-fill site—Most of the site disturbed. Higher value stream flowing across northern portion of site. Mature cottonwoods and willows observed along much of eastern margin. Other mature trees sparsely scattered throughout the site.	DFG would discourage development. May serve as off-site mitigation.
Area 2	Yes	Moderate	No	—	—	Owens Valley checkerbloom Alkali Meadow*	Observed crusty soils with salt grass, baltic grass, and alkali sacaton along northern 1/3 of site. Mature cottonwoods present along the southern portion of the site.	DFG suggested removing from consideration. May serve as off-site mitigation.
Area 3	Yes	Minimal	No	Extensive	—	Frog's-bit buttercup	Much of the site is irrigated and has ditches flowing through it. Frog's bit buttercup observed in several areas outside LADWP locations. Areas along the eastern and northeastern margin are heavily disturbed and have minimal biological value.	DFG concurred that the eastern fringes and northeast corner may have development opportunities due to minimal constraints.
Area 4	Yes	Minimal	No	Extensive	—	Alkali Meadow*	Observed several large meadows comprised mainly of salt grass with a smaller component of Baltic rush. Site undergoes seasonal cattle grazing. Dense rabbit brush present.	DFG stated this could serve as an off-site mitigation.
Area 5	Yes	Minimal	No	Extensive	—	Owens Valley checkerbloom, frog's-bit buttercup, Alkali Meadow*	Northern half of site appears to be grazed. Observed salt grass, Baltic grass, and alkali sacaton along portions of the southern half of site. Observed frog's bit buttercup in southern most ditch as surveyed by LADWP. Large cottonwood observed near SW corner.	DFG would discourage development of all but the northernmost portion of the site given the number of biological constraints.
Area 6	Yes	—	No	—	—	Great Basin cottonwood/willow riparian forest, Alkali Meadow*	Observed cottonwoods and willows along northern portion of site. Observed salt grass and alkali sacaton within areas comprised of crusty soils between northern ditch and the cottonwood/willow area to the north. Two ditches and a wet swale were also observed on the central portion of the site.	DFG stated that the southern portion may be appropriate for development with fairly tight buffers included in the design.
Area 7	Yes	Minimal	Yes	—	—	Alkali Meadow*	Site is relatively void of vegetation. In-fill site with existing development to east and west.	DFG stated this area is a good candidate for development.
Area 8	Yes	—	No	Extensive	*Active* release on adjacent parcel	Great Basin cottonwood/willow riparian forest, Alkali Meadow*	Observed cottonwood/willow riparian scrub supported by several ditches/canals along central/southern half site. Additionally, observed ditch along northern portion of site. Southern most portion is disturbed. Abuts existing industrial land use areas.	DFG would discourage development given current surrounding land uses.
Area 9	—	—	No	—	—	Alkali Meadow*	Vegetation heavily denuded/disturbed by horse grazing. Site bisected by ditch, which flows northeast through the site. Site supports cottonwoods and willows located throughout the site.	DFG did not offer any comments.
Area 10	—	—	Yes	—	—	Alkali Meadow*	Observed cottonwoods and willows sparsely throughout the site.	DFG stated this area may be good candidate for development.
Area 11	Yes	—	No	—	—	Alkali Meadow*	Northwestern arm of site supports several mature cottonwoods and alders, but is disturbed. A ditch bisects the site from west to east. Overall, the site is relatively disturbed.	DFG stated this area may be good candidate; however, they noted that this site is being considered by LADWP as an expansion site.
Area 12	—	—	Yes	—	—	—	Site vegetation has been heavily disturbed by horses. Cottonwoods and willows occur throughout the site. Ditch flows through the southwest corner of the site. Vegetation southwest of the ditch is relatively undisturbed.	DFG stated this site may be good a candidate for development.
Area 13	—	Minimal	No	Extensive	—	Alkali Meadow*	Northern portion of site supports cottonwoods and is relatively undisturbed. The southern portion is disturbed through grazing activities and doesn't support trees.	DFG stated that the southern portion (south of the canal) may be a good candidate for development.
Area 14	Yes	Minimal	Yes	Partial	—	Great Basin cottonwood/willow riparian forest, Alkali Meadow*	Confirmed LADWP rush-sedge meadow area along eastern boundary. Extensive cottonwood/willow riparian forest area bisects site southwest to northeast. Lands south of Area 7 and south of East South Street are moderately to heavily disturbed.	DFG stated that lands south of Area 7 to Johnson Drive and lands south of East South Street may be good candidates for development.
Area 15	Yes	Minimal	Yes	Extensive	—	Owens Valley checkerbloom	A few canals/ditches were observed in several areas around the site. Northernmost portion of the site is disturbed. Pond observed on the site.	DFG stated that the northern portion may be good candidate for development (especially in conjunction with lands to the west (northern portion of Area 5)).
Area 16	—	—	No	Extensive	Two "Active" releases in site vicinity	Alkali Meadow*	Seasonal swales flow northwest across the southern portion of the site. Disturbance from grazing observed near northeast corner.	DFG would consider as off-site mitigation.
Area 17	Yes	—	Not Surveyed	—	—	Owens Valley checkerbloom	Observed mature cottonwoods and willow throughout site. Several ditch/canal features occur on the site. Evidence of grazing, but not heavily disturbed. Note: unlikely to support checkerbloom or star-tulip due to overgrazing.	Before commenting, DFG would like to see additional botanical surveys.

\* Areas under City consideration should be evaluated for the presence/absence and/or extent of alkali meadow as this wetland community was broadly mapped on LADWP lands. Fill activities within alkali meadow will require mitigation by DFG.