



Agenda Item: 10.B
Date of Meeting: January 26, 2026
Department: Administration

STAFF REPORT

To: City Council
From: Pam Foster
Subject: **A-Frame Building - Proposal to Provide Environmental Support Services for the City of Bishop Chamber of Commerce/Visitor's Center Project**
Prepared On: January 21, 2026
Attachments: Helix Environmental Planning Proposal

Background/History:

Located at 690 North Main Street, the A-Frame building housed the Bishop Area Chamber of Commerce and Visitors Center. The building has many visible structural defects which have been a source of concern and on-going conversations between the City and the Chamber. These conversations and observations, including concerns raised by Willdan Engineering led to red tags being issued in a portion of the building.

The City then commissioned further evaluation of the buildings structural integrity. The City engaged Wood Rodgers, Inc. to perform a comprehensive structural condition assessment of the building to evaluate the building's integrity and provide clear guidance on whether continued use, retrofitting, or demolition is appropriate. Following this report additional areas were issued red tags.

At the October 27, 2025 City Council meeting the Council gave direction to staff to proceed with the process for the demolition of the A-Frame. Staff has been working with Helix Environmental for the scope of work to move forward with the required Environmental and Permitting processes.

Analysis/Discussion:

The City has a Master Services Agreement with Helix Environmental Planning to provide environmental consulting services for the City of Bishop. Staff has engaged Helix for the regulatory requirements for the demolition of the A-Frame building.

This will be a multi-step process to include:

CEQA Notice of Exemption:

Helix will be working on CEQA compliance including the preparation of a Notice of Exemption

which will include the potential replacement of a building of similar use, size and location within the park. This consideration is required as a part of the CEQA process where in order to process a potential Categorical Exemption for demolition the following must be considered: Existing Facilities, Replacement or Reconstruction, New Construction or Conversion of Small Structures, and Minor Alterations to Land.

Biological Resource Evaluation:

This study will include researching the potential for sensitive species and/or habitats, both within the creek and the surrounding area. It will also an assessment of trees both footprint and overhanging of the project site.

Historic Resource Evaluation:

Helix will do a full assessment and evaluation in order to accurately characterize the historic context and determination of the building.

Preparation of Aquatic Resource Permit Applications:

In order to do any work within the creek, permitting is required through multiple agencies including: California Department of Fish and Wildlife, Lahontan Regional Water Quality Control Board, and the U.S. Army Corps of Engineers. Also, Los Angeles Department Water and Power will have to be consulted.

In preliminary conversations with the Helix Environmental team, the regulatory agencies are concerned about the "bed, bank and below including water quality" of the creek way. Based on the erosion that is seen by the floating foundations on the A-Frame it is anticipated that any suggestion of rehabilitating the addition to the A-Frame would likely result in requirements to "harden" the creek. There are upstream areas of the creek where the creek has been hardened by being lined in concrete. Further lining of the creek in concrete would be a major impact on the character and feel of the creek in the City Park.

All of these studies are required as part of California Environmental Compliance associated with any modification, including demolition of the A-Frame.

Budget Impacts:

The cost of the proposal is \$52,500 which is not included in the current budget. This cost does not include the cost of the permits or any actual demolition or construction work.

Legal Review:

There are no legal issues associated with hiring Helix Environmental for this process.

Recommended Action:

Council consideration to approve the Environmental Support Services agreement with Helix Environmental for the CEQA compliance, Biological Resource Evaluation, Historic Resource Evaluation, and Preparation of Aquatic Resource Permit Applications associated with the demolition of the A-Frame Building in City Park.

Approved By: Pam Foster 1/21/2026

Approved By:

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