

CITY OF BISHOP General Plan



FORWARD

The City of Bishop's General Plan is based on and incorporates to the maximum extent possible the portion of the County of Inyo's General Plan known as the Bishop Community Plan. Prepared by the staff of the Inyo County Planning Department, the Bishop Community Plan is a comprehensive general plan which contains or incorporates all of the general plan elements mandated under California law, Government Code Section 65300 et seq. The Community Plan examined Inyo County's largest urban community including the City of Bishop and the surrounding unincorporated area. A product of nearly two years of work, the planning process emphasized public participation with an appointed Citizens Advisory Committee and an element by element subcommittee system open to any interested person. Residents from both the City and unincorporated areas participated in all aspects of the planning process. In addition the City's staff and Planning Commission were represented throughout the Plan's development.

City officials concerned about existing and future development, began a General Plan Revision Program paralleling that of the County's. This effort based on the data and analysis of the Community Plan resulted in a draft Land Use Element. Widely supported by the residents of the City the City's draft Land Use Element differed from the Bishop Community Plan in several small but significant ways. Generally the draft Land Use Element's designations more closely coincide with the existing and contemplated changes in the City's Zoning Ordinance. During the development of the Community Plan, the City of Bishop received a grant from the Office of Traffic Safety which led to the preparation of a circulation plan. This Plan, prepared by Barton-Aschman Associates and Summit Engineering, also differed slightly but significantly from the Circulation Element of the Community Plan. Similarly, the City of Bishop contemplates an active role in the provision of housing, particularly for senior citizens.

Given the need for an internally consistent, adequate general plan and a concern for development issues, City Officials sought to maximize the data and information available in the Bishop Community Plan. Use of the Community Plan provides a rare opportunity to efficiently and effectively integrate County and City planning processes. The City's General Plan retains the two document approach used in the development of the Community Plan. The Planning Analysis and Draft Environmental Impact Report contains the data, analysis, plan elements, technical appendices and EIR in a single document. The Plan itself contains the goals, objectives, policies and program statements in summary form. Unlike the County's Community Plan which articulated two plan alternatives selected from among five conceptual alternatives, the City's General Plan will focus on a single alternative having benefited from the alternatives developed in the Community Plan process. The Planning Analysis utilized for the City's General Plan will be modified to eliminate references to the Community Plan's two alternatives except where necessary to relate to the County's plans for the unincorporated area or overall community. Descriptions of the Community Plan alternatives will be provided for clarity. In addition the initial sections of the Planning Analysis which discusses past planning efforts, community attitudes, population forecasts and the conceptual alternatives, will

275.1 acres or 9.5 percent are devoted to mining activities. Table 2 identifies the land devoted to various land uses within each jurisdiction and the planning area in total. Conventional single family residential dwellings account for 56.7 percent of all residential units with mobilehomes (both in and out-side mobilehome parks) accounting for 28.6 percent.

The City of Bishop contains nearly one quarter of the Bishop area's private land resources and approximately one third of Bishop area's population. These private lands, 304.2 acres, account for approximately 45.2 percent of the City's slightly more than one square mile. The City of Los Angeles DWP owns 254.1 acres within the City limits. Approximately one third of the City's land area is devoted to residential land use, one third to various commercial, service and other non-residential land uses with the balance divided between streets, roads, agriculture and vacant land. Vacant private land resource, owned largely by the City of Los Angeles DWP, are limited to 96.6 acres or 16.7 percent of the City's land area.

To many who call the area home or who visit the Eastern Sierra, Bishop is more than buildings, streets, roads, acres and other statistical abstractions. Bishop is a forested oasis in the otherwise tree-less plain of the Owens Valley. Bishop is an area of renown scenic beauty with spectacular views of the Sierra Nevada and White Mountains available from nearly every vantage point in the area. The Owens River, Buckley Ponds and the many canals and channels provide a remarkable watery contrast in an otherwise semi-arid region. These resources combine to give Bishop its uniqueness; a source of pleasure and fulfillment to the residents and basic natural resource for the local recreation based economy.

Planning in the Bishop Area

Each of the three principal local entities responsible for land use regulation in the Bishop area have or are in the process of developing plans for future land use and development within their respective jurisdictions. This discussion is intended to provide a summary of each entities' plans and programs.

Inyo County

The 1968 Inyo County General Plan, prepared by Herman Ruth and Associates, contained one page schematic community development plans for each of the principal urban communities of Inyo County including Bishop. Each schematic described the locations of the basic land uses (i.e. single family residential, commercial, etc.). Unfortunately the schematic plan failed to identify the intensity of land uses (i.e. density) and to clearly establish policies designed to define and implement the land use designations contained in the plan. In fairness to both the consultant and those who worked on the plan, the schematic plans were ultimately to be replaced by more detailed community plans. Figure 6 depicts the existing Bishop Community Plan schematic.

In general, the plan designates lands adjacent to U.S. 395 for the broad category of business-commercial-industrial-governmental. Multiple family residential areas are designated on the east side of the commercial areas adjacent to Main Street, either side of West Line Street, an area between Yaney and Keough Streets and an area West of the fairgrounds; all within the City of Bishop. By in large the balance of private lands within the area are designated single family residential and parks-schools (open space-easements) with generous expansion areas provided for all uses on City of Los Angeles lands particularly in the area between the City of Bishop and West Bishop. Nearly all streams and other water courses were to be preserved through open space easements providing a large interconnected open space network.

The plan shows a freeway (U.S. 395) skirting the City of Bishop to the east and passing to the north of Dixon Lane area. Under this plan Underwood Lane, as an arterial-collector, would connect U.S. 395 south of the City of Bishop to U.S. 395 west of the planning area. The balance of the circulation system consists of an interconnected grid system of major streets.

Consistency between zoning and plan designations became mandatory in 1974. However, by then a zoning/land use pattern at odds with the schematic Bishop Community Development Plan had become entrenched. The Bishop Community Plan is intended to replace the obsolete schematic plan contained in the Inyo County General Plan.

In early 1978 the Board of Supervisors and Planning Department took action to correct this situation. Recognizing the diversity of the County and the need for an adequate general plan, the County undertook to revise its General Plan. One portion was to focus on the rapidly growing urban community of Bishop the Bishop Community Plan, with an emphasis on community development issues while the balance of the County would be addressed through a separate document emphasizing conservation and resource issues including the smaller communities of the County. From five conceptual alternatives or scenarios two alternatives emerged. One referred to as Plan A, provides for a population of 11,000 to 13,000 utilizing principally the private land resources of the planning area. The second alternative, known as Plan B, provides for a population of 15,000 to 16,000 and plans for an expansion of the community on surrounding lands owned by the DWP. Both alternatives address all of the issues required by the law. Residential land use in five density categories are identified based on existing use, zoning, service capacity and vacant land resources were made for each of the five planning units. Commercial activities, focused in centers, are designated in the central business district, a future regional center north of the City, in smaller centers in West Bishop and the Dixon Lane/Meadow Farms area and highway oriented commercial along major highways and a major light industrial-heavy commercial area in the Wye Road area. Proposed new and upgraded streets and roads are identified in the Circulation Element. Major proposals include a bypass corridor east of the City of Bishop and extension of Sierra Street, Jay, South Street, See Vee Lane and

MUNICIPAL AIRPORT

(Proposed Freeway Route)

U.S. 395

CITY OF BISHOP

Home St.

Sunland Dr.

PAIUTE SHOSHONE

See Vee Ln.

Barlow Ln.

INDIAN RESERVATION

Brockman Ln.




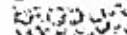

FIGURE 7


BISHOP COMMUNITY DEVELOPMENT PLAN

Underwood Ln.

U.S. 395

State 168

-  Single Family
-  Multi-Family
-  Bus- Com-Ind-Gov
-  Parks, School's
-  Proposed Expansion

Herman D. Ruth + Associates
2000'  May, 1968

City of Bishop

The City of Bishop adopted a General Plan in 1964. The plan prepared as a joint venture by the consulting firms of Koebig and Koebig, Inc. and Hahn, Wise and Associates, Inc., remains the City's official Land Use Element despite the acknowledged need for its revision. The City of Bishop's Land Use Element encompassed an area bounded on the west by McLaren, on the east by the airport, on the north by U.S. 395 and Schober Lane to the south. A population of 5,000 persons was projected for 1980 with "ample space for future growth and development".

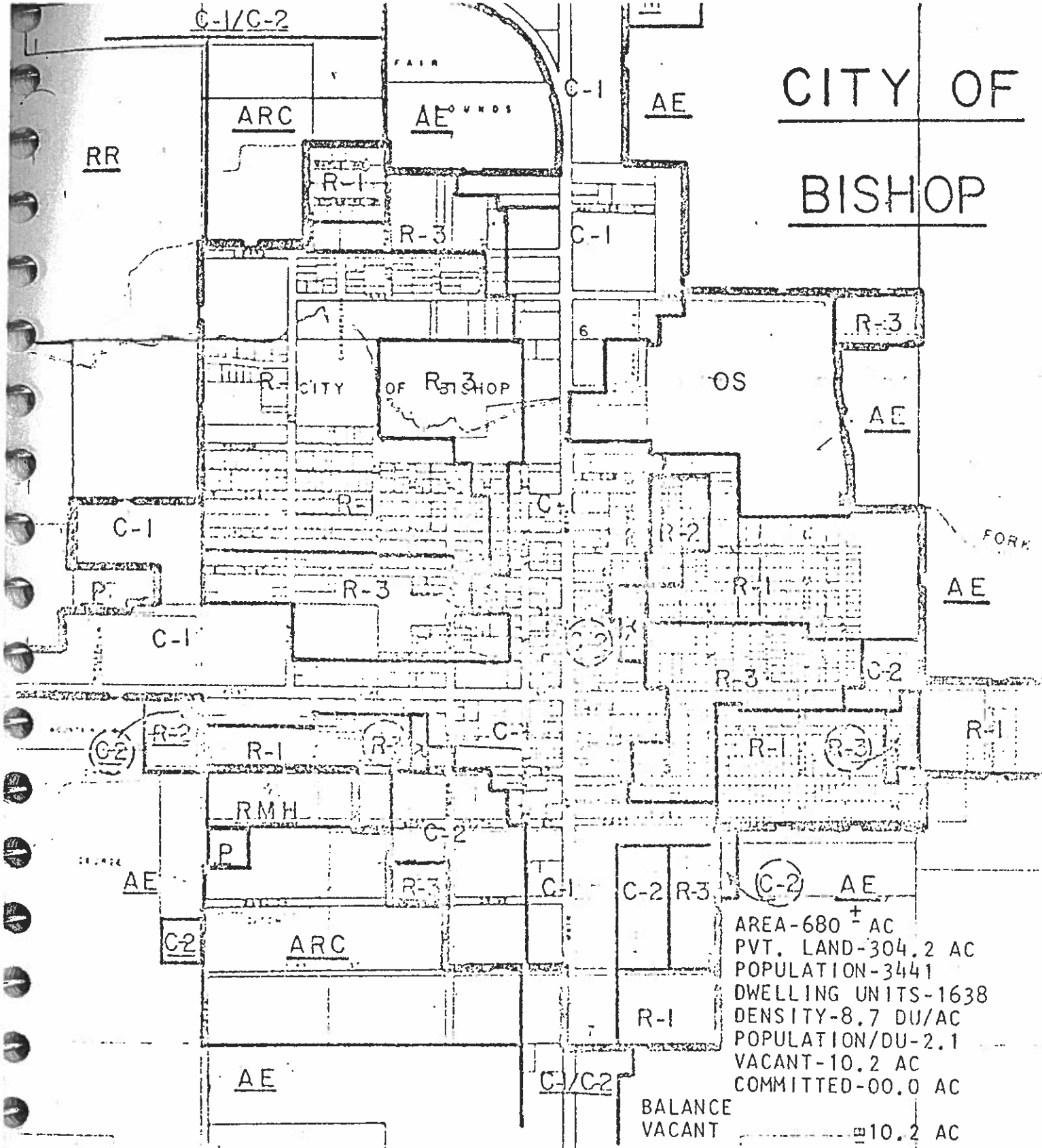
Conceptually the plan provided for retail commercial uses in the central business district of the City and an outlying area north of Wye Road. Both highway commercial uses and high to medium high density residential uses were designated on either side of Main Street and West Line Street adjacent to the central business district. The plan identified the need to diversify the local economy and consequently designated four areas for industrial uses including: an area north of the City southeast of Wye Road, an area south of East Line Street adjacent to the sewage treatment plant, an area two blocks south of West Line Street in the southern portion of the City and an area at the Bishop Airport. The balance of the area both within the City Limits and in the outlying West Bishop area was designated for low to medium single family residential uses. With the exception of generalized areas immediately adjacent to the City of Bishop no expansion areas were proposed with development confined to existing private lands.

The City's plan features a U.S. 395 bypass of the City beginning at Schober Lane south of the City heading diagonally to the northwest crossing the Reservation and reconnecting to the present U.S. 395 alignment north of the McLaren area. (Note-this proposal does not appear in the City's most recent Circulation Element and does not reflect current policy). Figure 8 depicts the land use designations made in the 1964 plan.

The City of Bishop has adopted the other eight required general plan elements in varying degrees of detail. In general with the exception of the 1964 plan none of the elements address issues beyond the present City Limits.

As noted in the Forward and other sections of the Planning Analysis, the City undertook a General Plan revision program completing a draft Land Use Element. This Land Use Element combined with a recent Circulation study prepared by Barton-Aschman and Associates in conjunction with Summit Engineers will be integrated with the Bishop Community Plan to provide an adequate, internally consistent General Plan for the City of Bishop. Figure 9 depicts the existing City Zoning.

CITY OF BISHOP



AREA-680 ± AC
 PVT. LAND-304.2 AC
 POPULATION-3441
 DWELLING UNITS-1638
 DENSITY-8.7 DU/AC
 POPULATION/DU-2.1
 VACANT-10.2 AC
 COMMITTED-00.0 AC
 BALANCE VACANT 10.2 AC

(COUNTY ZONES UNDERLINED)

D. W. P. LOT SALE

R-1 (2) - 1.9 AC. R-3 (9) - 1.4 AC. C-1 (5) - 2.7 AC.

FIGURE 22

center is located on a 0.15 acre parcel situated adjacent to the parking lot located between South Warren and South Fowler Streets. Clyde Coons, Public Works Director, indicates that the present site is inadequate for present use. The City of Bishop owns two acres of land located on the east side of Sunland Drive approximately one quarter mile south of West Line Street. It is anticipated that the City of Bishop will re-locate its maintenance center to this area within the near future. Although residential development is designated for the general area, a well designed and buffered maintenance center can coexist successfully with residential development. Inyo County has two maintenance centers operated by the Road Department located in the Bishop area. The largest is located on the west side of U.S. 395 south of the City of Bishop on approximately one acre leased from the City of Los Angeles DWP. The second County Facility is located in West Bishop on the south side of West Line Street on an acre of land leased from the City of Los Angeles DWP adjacent to the West Bishop Fire District sub-station. These facilities appear adequate to meet future needs and adjoining lands could provide for expansion if necessary. The existing County maintenance center and the proposed City of Bishop facility are designated in the Plan.

Sewage Treatment

The Bishop area is served by two sewage collection and treatment systems; one operated by and serving the City of Bishop and one operated by the Eastern Sierra Community Services District which serves most of the developed lands of the unincorporated portion of the planning area. The two plants, situated adjacent to one another, are located approximately one half mile southeast of the City of Bishop. The plants provide similar activated sludge-pond stablization treatment on approximately 100 acres for this. Although the City of Bishop is planning to up grade their facility, the land area appears adequate to future needs. This area is designated for sewage treatment in the proposed Plan.

Solid Waste Disposal

Operated by a private party through a franchise agreement with Inyo County, the Sunland Solid Waste Disposal facility provides for the land fill disposal of the north Owens Valley's solid waste. Located on a 71 acre parcel leased from the City of Los Angeles DWP, the present 20 to 24 acre disposal site provides for the disposal of Class II waste. The 1976 Inyo County Solid Waste Master Plan indicated that the site will be adequate through 1985, after which an additional 70 to 80 acres will be needed. Resource recovery activities conducted by the operator may extended the useful life of the landfill an additional 5 to 10 years. However, in the event that additional land is needed the adjacent aggregate site would be a likely location for solid waste disposal as indicated in the Natural Resources Land Use Section. The existing disposal site lies outside the City's planning area, but is designated in the Bishop Community Plan.

Cemeteries

There are three principal cemeteries located in the planning area; Pioneer Cemetery, located adjacent to the Hospital; the East Line Street Cemetery, located on East Line Street (Poleta Road) south of the Bishop Airport and the Sunland Indian Cemetery located approximately one mile southwest of the Sunland Reservation Road. The first two, approximately five and 20 acres respectively, are maintained by the Pioneer Cemetery District. Except for Pioneer Cemetery, these land areas are either adequate or can readily be expanded to provide for the planning area's needs. The Pioneer Cemetery is designated in the City's General Plan and the other is the Bishop Community Plan.

Water Reservoir

The City of Bishop maintains an off stream water reservoir south of West Line Street adjacent to the Mc Laren area. The reservoir occupies an area of approximately 3.2 acres and there are no plans to expand or enlarge this facility. This facility is designated in the Bishop Community Plan.

Bishop Airport

The Bishop Airport, situated on approximately 835 acres leased from the City of Los Angeles DWP, is located one mile east of the City of Bishop. Operated by Inyo County, the Airport is the region's principal airport. The Airport Master Plan, prepared for Inyo County by Taylor and Associates, focuses on the improvement of the airport facilities to meet future needs and does not propose any major expansion apart from that necessary to accommodate minor runway extensions. The Airport is designated in the Bishop Community Plan as a public facility land use, although the Airport will be discussed in the Transportation and Circulation Element.

Power Plants

Southern California Edison has two of its Bishop Creek power plants located in the planning area along Bishop Creek. These quasi-public facilities each occupy approximately ten acres of land although SCE owns considerably more of the surrounding land. These facilities are designated in the Bishop Community Plan.

Public Facility Land Use Policies

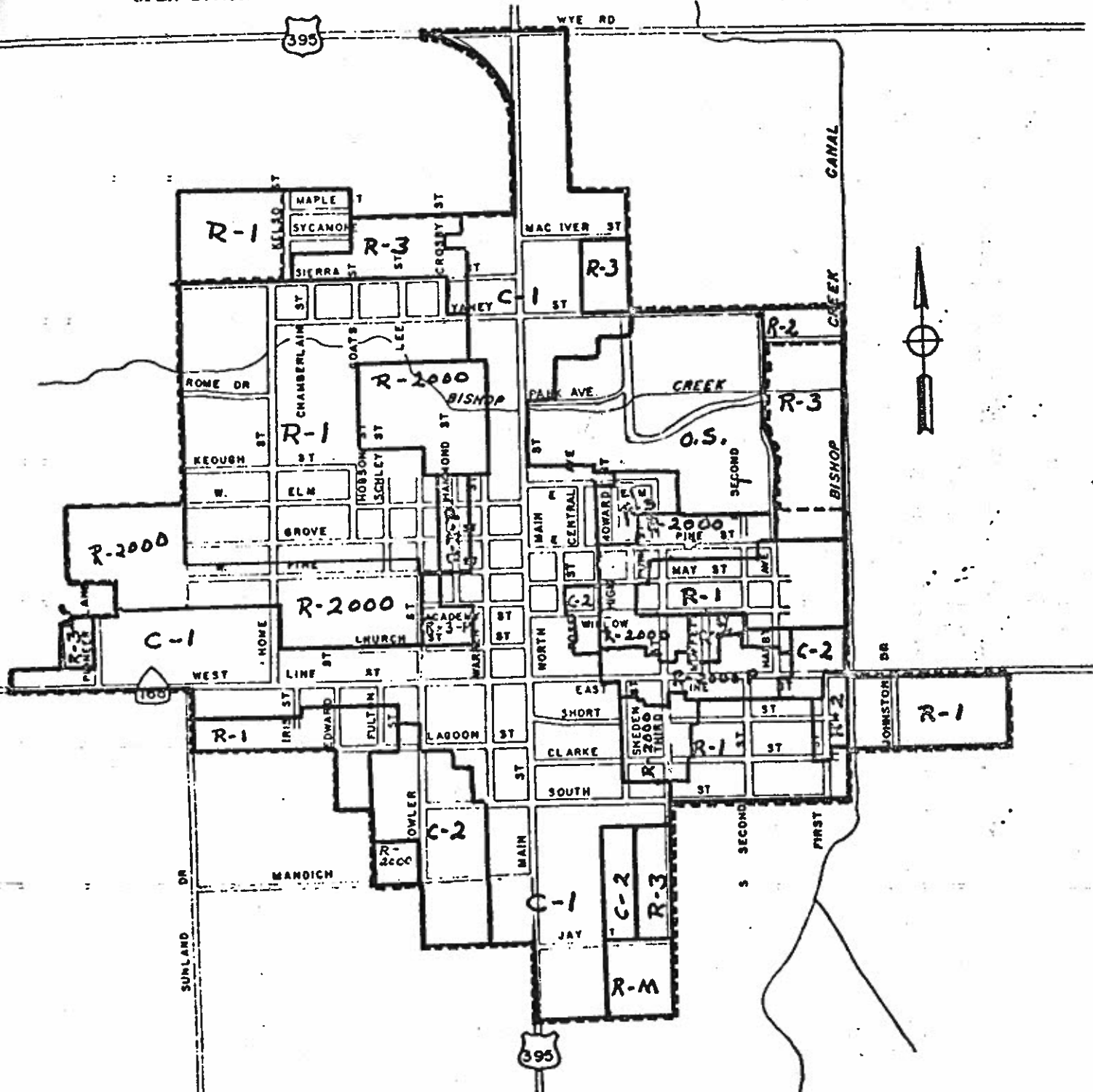
The City of Bishop General Plan consists of a map or maps and text which describe the goals, objectives, policies and programs necessary to guide future development in the Bishop Community. The Land Use Map brings together all of the Map-related policies of the Plan. These and other policies and programs which cannot be reflected on the Map, but influence both the Map-related policies and other aspects of land use are described below:

PUBLIC FACILITIES (MAPPED)

The Bishop Community Plan designates the following public facilities:

R-M	Min. Lot Size	4400 sq ft	- 10 DU/AC	
R-3	"	"	5000 " "	- 1250 sq ft Land/Unit - 34 DU/AC
R-3-P	"	"	5000 " "	- 1250 " " " " - 34 " " Professional
R-2000	"	"	5000 " "	- 2000 " " " " - 21 " " "
R-2000-P	"	"	5000 " "	- 2000 " " " " - 21 " " Professional
R-2	"	"	5000 " "	- Max. 2 DU/Parcel
R-1	"	"	5000 " "	- Max. 1 DU/Parcel
A-R	"	"	10,000 sq ft	- Max. 4.5 DU/AC

OPEN SPACE



PRIMARY SPHERE OF INFLUENCE MAP
SHOWING LAND USE DISTRICTS ARE
ON FILE IN PUBLIC WORKS DEPT.

CITY OF BISHOP
DRAFT
2-13-80

