



GENERAL PLAN

General Plan for
THE CITY OF BISHOP

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CITY OF BISHOP

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Chapter One

INTRODUCTION

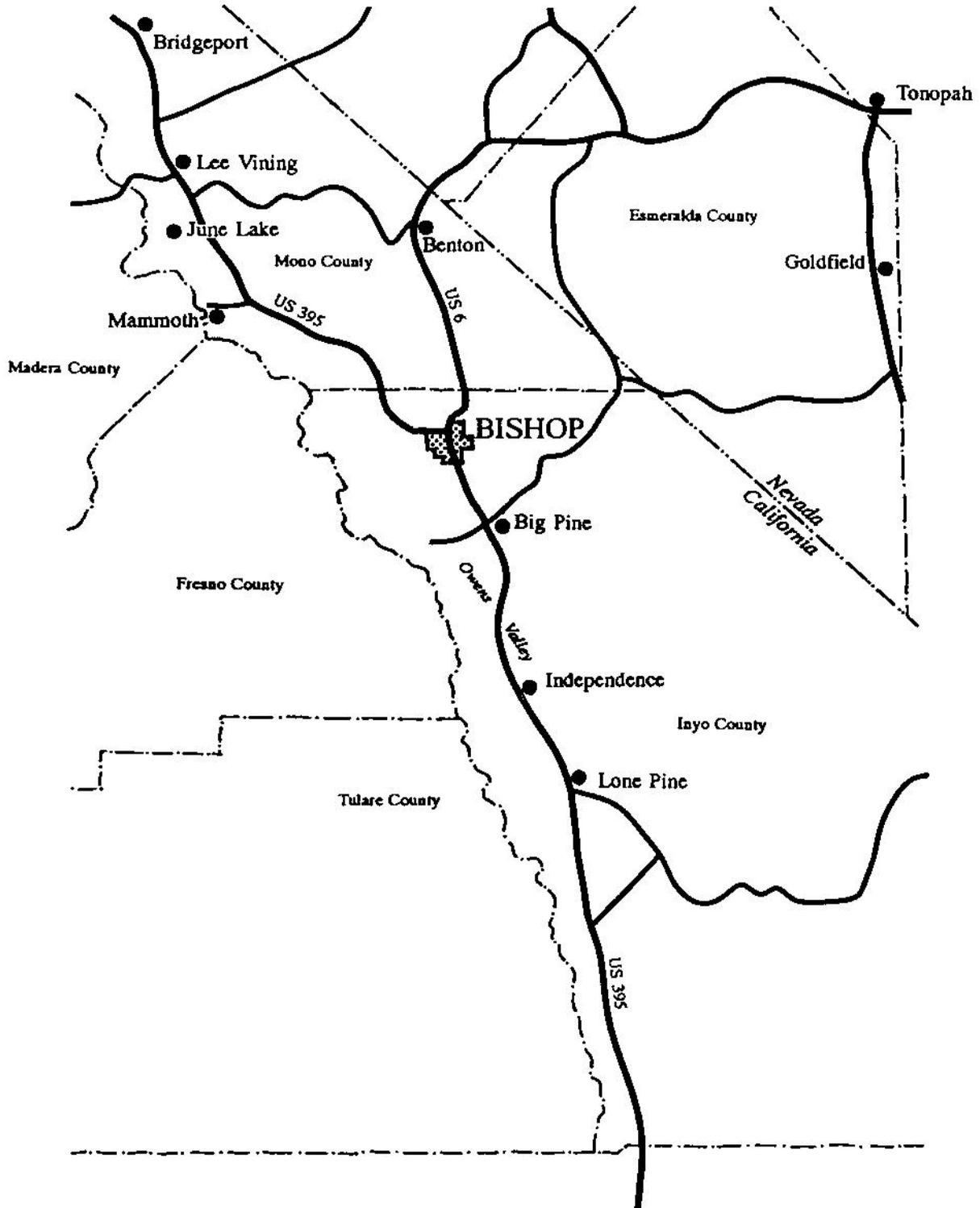
This General Plan Update has been prepared pursuant to California Government Code Section 65300 et seq. which requires all general purpose local governments to prepare and adopt a general plan. The General Plan contains eight basic components, which are referred to as "elements" and are categorized into the following issue areas:

- LAND USE ELEMENT
- HOUSING ELEMENT
- CIRCULATION ELEMENT
- CONSERVATION/OPEN SPACE ELEMENT
- PARKS AND RECREATION ELEMENT
- NOISE ELEMENT
- SAFETY ELEMENT
- PUBLIC FACILITIES ELEMENT

These elements are intended to provide the basic framework for the General Plan Update. In addition to these elements, the City of Bishop has identified the need to add an **Economic Development Element**, which will be utilized to provide the basic framework for strategies and actions necessary to stimulate the local economy and strengthen the tax base. This element focuses on particular objectives that have been identified by the City Staff and the General Plan Steering Committee.

This General Plan Update does not alter existing land use patterns. Rather, it identifies programs, policies, and actions that the City can be implemented to achieve the goals established in the previous General Plan and the 1984 Amendment. Minor adjustments have been made to update data throughout the document and much information has been eliminated due to irrelevance. It is intended to be a comprehensive document, incorporating the data needed by the City to make appropriate decisions regarding zoning, development processing, and implementation of capital improvements.

Unlike the previous General Plan for Bishop, this update will concentrate on the current City area, and will provide strategies for potential development of existing annexed land within the City. Identification of major issues that affect the current City area and goals, strategies and actions that can be implemented to create the desired community improvements will be presented in this document. Each element of the General Plan will discuss the existing situation related to that particular component and identify the primary issues that need to be addressed. Basic goals and objectives for each issue will provide the basis



for establishing programs, strategies and actions that will be required to accomplish the City's overall objectives. Each element will focus on the key current issues relating to economic development and Bishop's community character.

This General Plan is intended to become a more usable/readable document that the City can use to help guide development and establish essential planning programs. Many components of the document will offer implementation actions that can be accomplished throughout the 20 year planning horizon. Although the document is comprehensive in scope, containing all required elements, it is essentially a **streamlined general plan**, focusing on the essential information that the City needs in order to respond to current and emerging issues in the most cost effective way possible.

I. VISION STATEMENT

"The City of Bishop is composed of the people who reside here, their homes, places of employment, community institutions and places to spend their leisure time. The Bishop area is blessed with many important natural resources and assets worthy of protection, including the unpolluted waters of the Owens River, Bishop Creek, and various canals; the relatively clear and unpolluted air; abundant trees; productive soils and magnificent views of the Sierra Nevada and White Mountains. Together, these things make Bishop one of the most unique and desirable communities in California. Through time, the people, uses of land and the environment have evolved a harmonious relationship, giving the community its present pattern and form. Maintenance of a harmonious relationship between the people, use of land and environment, while accommodating change, is a goal of the Bishop General Plan. Future growth is to be accommodated by development of vacant land areas, modest expansion of the developed area of the City, and an emphasis on strategically important revitalization while maintaining the general pattern of activities and land uses. The City of Bishop should remain the primary commercial, service, and employment center of the area and region. As such, the City expects to continue as a quality living environment for its attractiveness to the vacationing public as well." (Updated from the 1984 General Plan Amendment.)

The above Vision Statement has been adapted from the preceding General Plan and is relevant for this update as well. It is the intent of this General Plan Update to maintain the overriding vision by addressing critical City issues. These issues are related to achieving a satisfactory level of economic prosperity and to expand the market potential of the City.

Key Issues of Concern to the City of Bishop

The key issues that dominate this update of the General Plan are:

- **Maintaining the rural integrity of Bishop** — It is essential that the overall integrity of the City of Bishop is maintained throughout the planning period while accommodating new economic opportunities. A delicate balance must be achieved between growth and the quality of life.
- **Stimulating and capitalizing on the tourist/recreation/convention industry recognizing the natural environment as the greatest asset the City has to offer** — The preservation and enhancement of the natural environment remains a high priority and the General Plan will identify key tourist/recreational activities that can be employed to diversify the industry. In addition, emphasis will be placed on providing a multi-purpose Community Center.

- **Maintaining the character and enhancing the economic strength of the downtown commercial corridor is critical** — Circulation in Bishop is centered around U.S. 395, which is the major business corridor of the City. As traffic volumes increase, it is essential to plan for solutions to increasing congestion. A Corridor Study is proposed to be prepared in order to assure the long term success of the downtown core.
- **The City needs to provide for the State mandated housing programs and help initiate new and/or revitalized housing opportunities** — The City needs to provide additional housing opportunities, with an emphasis on "affordable" housing. Cooperation with the LADWP is essential for the development of land within Bishop, as much of the land in the City is owned by the agency.
- **The City needs to create new jobs and increase the opportunity for industrial/institutional development. Educational opportunities are seen as a high priority** — Diversification of the local economy is essential to assure the long term stability of the economic climate in Bishop and the area. Many educational opportunities in which the local environment lends unique opportunities may be incorporated into the City, including geology, soils, recreation, archeology, etc.
- **The City needs to establish a comprehensive funding mechanism for capital improvements and city-wide revitalization** — The City Redevelopment Agency could provide for an additional mechanism for implementation of needed facilities and public improvement projects, as well as funding for needed physical cosmetic improvements (streetscapes, architectural, etc.) if a Redevelopment Plan and Project Area are developed and implemented.

Each element of the General Plan will focus on these overriding concerns and identify specific programs, strategies, and actions that may be employed to assure the realization of these goals.