

*Chapter Seven*  
**PUBLIC SERVICES & FACILITIES**

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General Plan for the City of Bishop  
**Chapter Seven - Public Services & Facilities**

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# **PUBLIC SERVICES & FACILITIES**

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## **I. INTRODUCTION**

### **A. Summary**

The City of Bishop is comprised of approximately 1300 gross acres, or about 2 square miles. The City provides services within that boundary that include water supply and sewer facilities, police and fire protection, and educational and governmental facilities. This element is intended to focus on the existing City limits and the services that are required to accommodate the existing and anticipated population levels in Bishop.

### **B. Purpose**

The purpose of the Public Facilities and Services Element is to update policies for the provision of services that are essential to assure the public health and safety. The element is intended to encompass many of the issues contained in the Safety Element, which is mandated by State law. This element will concentrate on the provision of services, including water, sewer, fire, police, and education.

### **C. Authorization**

Government Code Section 65303(e) permits the development of a public services (facilities) element. It is not a required element, but provides a great deal of information that is vital to the sustenance of the City's infrastructure, public protection, and Capital Improvement Program.

## **II. SUMMARY OF ISSUES, OPPORTUNITIES & CONSTRAINTS**

### **A. Issues**

- What programs are necessary to assure that residents are provided with public services and facilities which meet the City's service level standards?
- Will the demand for water and sewer services overburden the existing capabilities of those systems?
- If infrastructure improvements are needed for existing areas or new systems are needed for new development, how will such facilities (which include: water and sewer; streets;

drainage; curb, gutter and sidewalk; power; telephone; TV; street lights; signals; signs; bridges; parking lots; etc.) be paid for?

- The City's utility lines (electric, phone, etc.) are primarily located overhead, creating a visual eyesore. Policies to consider undergrounding all utility lines for existing and future development must be considered.
- What type of impact will new development have on the City's existing infrastructure system?

## **B. Opportunities**

- Improvements to the City's infrastructure system to meet current needs and standards will contribute to reducing additional need for major capital improvements at a future date through proper sizing and upgrading of facilities.
- Bishop has a low growth rate, which allows the City lead time in preparing infrastructure plans for new development.
- The quality of water used for domestic purposes is excellent and is in good supply, eliminating the need for substantial improvements to the water supply system.
- Since the County of Inyo and the City are so intricately linked, the City has entered a number of service agreements with the County for provision of community services and infrastructure facilities, thus reducing the overall impact to each.

## **C. Constraints**

- Many public facilities of the City of Bishop are very old and are in need of renovation and/or replacement.
- Limited new development activity limits the potential for funding for capital improvements throughout Bishop.
- The City's sewer treatment and disposal facilities will need modifications to meet demand generated by future development.

### III. EXISTING CONDITIONS

#### A. Public Infrastructure

##### 1. Water Supply System

###### Demand

The water demand in the City averages approximately 1.8 million gallons per day (MGD), or about 650 MG per year. In order to plan for the water needed for peak use periods, three aspects must be considered. These aspects are:

- Maximum single day demand
- Peak hour demand
- Fire flow demand

For the typical community, the maximum day demand is generally 2.5 times the annual average day demand. The peak hour demand is usually about 3.5 times the annual average demand. These two factors were used to estimate the maximum day and peak hour demands for Bishop, according to existing and planned land uses.

Fire flow demand is recommended at 3,500 GPM for a 10 hour duration (2.1 MG) for a conflagration in commercial areas. This determination by the Insurance Service Office has been based on hydrant capacity throughout the City.

###### Existing Water System

The City's original water system was begun in 1923. There are currently three wells used by the City of Bishop, which pump water from the "Bishop Cone". The wells, called Well #4 (at the reservoir site), Well #2 (on Sierra Street), and Well #1 (near City Hall) are used in varying capacities depending on the need. Well #4 discharges directly into a one MG concrete lined, open top reservoir approximately three miles west of Main Street on West Line Street. In 1992 the water system was improved by replacing the open storage reservoir with a 1 MG welded steel water storage tank and by replacing all three well pumps and motors. A fourth source of water is Bishop Creek. The City has water rights to the creek under the Chandler Decree. The reservoir, constructed in the early 1940's, is located at an elevation of about 4,355 feet, providing static pressure at the intersection of Main and Line Streets of 89 psi.

The City's distribution system consists of 2 inch through 14 inch diameter pipe, carrying water to uses within the City. Portions of the system are constructed of used steel pipe obtained from the Manzanar Relocation Center around 1945. The transmission line from the reservoir to the City is a 12-inch diameter pipe, and is considered to be undersized. The distribution system is characterized by undersized mains, lines that are not interconnected with other lines (deadend lines), and undersized old fire hydrants. The City maintains all water sources, storage facilities, transmission and distribution lines,

hydrants and water services from the main up to the curb stop. The City provides and installs water valve boxes for each water service.

The average day demand is approximately 1,250 gallons per minute. The maximum day demand is approximately 6,558 GPM, with the peak hour rate is almost 4,300 GPM. The current system can meet the average day, maximum day, and peak hour demands with all three wells in operation. However, even with all three wells, the maximum day plus fire flow cannot be met. System capacity is rated with the best source out of service. In this case, the water system can meet only average day and maximum day demand without fire flow.

## 2. Sewer System

The City of Bishop operates and maintains its own sewage collection and treatment facilities and provides sewer service to the incorporated areas of the City. Portions of the facilities were first developed in the 1920s and have been augmented over the years to accommodate annexations and increases in population levels. The sewer system consists of the following: collection system of manholes and sewer mains; treatment facilities; and disposal facilities. The older manholes are constructed of brick, the newer manholes are constructed of concrete. Sewer mains are vitrified clay pipe (VCP) whereas sewer laterals consist of cast iron, VCP, or PVC and are the responsibility of the property owner. The Eastern Sierra Community Services District provides sewerage service to areas north, west, and south of the City, as well as to some areas within the City. ESCSD also receives, treats, and disposes of sewage from the Bishop Indian Community, which is located adjacent to the City of Bishop. The treatment facilities for the City and the ESCSD are located adjacent to each other and are approximately one-half mile southeast of the City of Bishop.

### Demand

The present wastewater flows generated in the Bishop urban area is approximately 1.5 MGD, excluding infiltration and inflow. These flows are significant, especially in the City's and Indian Community's sewer systems. Estimated peak I/I flows reach one MGD, of which nearly .8 MGD comes into the City's sewers. The design capacity of the Bishop treatment facility is approximately 1.6 MGD. The combination of the two plants can treat the projected 3.2 MGD wastewater flow.

### Proposals

In order to most effectively and efficiently provide sewer services to the City and surrounding area, a coordinated effort must be maintained between the City and the ESCSD. The following recommendations have been derived from the Bishop Urban Area Master Sewer Plan:

- The City and the Eastern Sierra Community Services District must continue to investigate coordinating efforts to join operations into a single agency, thus providing better, more cost effective service.
- The City must conduct a study of its sewer system to determine where significant I/I flows enter the system and identify programs to reduce the flows.

- New fee structures must be established to help fund construction and repairs/replacement of sewer lines, including I/I flow remediation.

### 3. Drainage System

Drainage in the City of Bishop is by means of surface drainage, storm drains and ditches. Most drainage flows are carried in gutters on City streets to ditches that discharge into a canal. There is a limited system of storm drains that collect runoff from City streets and State Highways. These lines discharge to ditches, and in some cases, to City streets from the highways.

## B. Other Utilities

### 1. Electricity

Both the LADWP and Southern California Edison provide electrical service to the Bishop area. The DWP generally serves the older portions of the City and the area north and east of the Owens River, including Laws. SCE serves the balance of the area. Although both the DWP and SCE generate electricity in the region using hydro-electric generators on Bishop Creek and the Owens River, the area is still an energy importer, rather than exporter. It is anticipated that transmission lines will be adequate for the current period. However, as development occurs within the City and the surrounding area, extension of distribution lines into these areas will be required.

### 2. Telephone Service

Continental Telephone of California (Contel) serves the region with telephone service, including the City of Bishop. The company's main facilities are located in Bishop and are adequate to meet the demand of additional growth without substantial improvements. Additional growth in telephone service is anticipated to result from internally generated demand, as well as from potential new development.

### 3. Cable Television

Bishop Cable Television, operating under franchise agreements with the City of Bishop and Inyo County, provides cable television service within the City and surrounding area.

## C. Educational Facilities

### 1. Elementary Schools

Elementary school education is provided by the Bishop Union Elementary School District, which operates three schools for children of the greater Bishop area. These facilities are capable of accommodating the needs of students during the planning period. However, as the development of annexed land within the City takes place, additional facilities will need to be added to meet the demand. Growth outside the City of Bishop will have the most significant impact on the need for additional schools and facilities.

The total enrollment of the Bishop Elementary School District as of March 12, 1992 was 1,570 students from Kindergarten to Sixth Grade. The following is a breakdown of the enrollment of the three elementary schools:

■ Home Street School	501 Students
■ Pine Street School	512 Students
■ Elm Street School	557 Students

## 2. High Schools

High School education is accommodated by the Bishop Union High School District, which comprises only one high school (Bishop High). The current enrollment figure of 563 students is well within the capacity range of the facility, and it is not anticipated that an additional high school must be built during the planning period. Bishop High has an estimated capacity of 1,000 students for a regular attendance program and 1,400 students for a year-round program. The facility is presently short on space for athletic fields and associated activities. Expansion of the current high school will most likely occur if future enrollment numbers indicate the need. A new high school, as indicated in the previous general plan, would require between 30 and 40 acres and cost approximately 50 million dollars to design and construct.

## 3. Secondary Education

Secondary education for residents of the Bishop area is provided by Cerro Coso Community College. Although the community college is not located directly in the City, it provides undergraduate education for residents of Bishop. Cerro Coso is located on Birch Street west of the City.

# D. Governmental Facilities

## 1. Administrative Center

Administrative centers for the City include the City Hall/Civic Center and County Services Building. The City Hall/Civic Center serves as an administrative center for the City of Bishop (including Parks, Public Works and Fire Department) Northern Inyo Justice Court, Bishop Police Department, Eastern Sierra Community Services District, Inyo County Sheriff's Substation, as well as other offices, such as DWP and State and Federal representation. The main structure provides approximately 30,000 square feet of office space used by the above agencies.

## 2. Tri-County Fairgrounds

The Tri-County Fairgrounds, located in the north central part of Bishop, is the site of the county fair for Inyo, Mono, and Alpine Counties, as well as other major community events, including Mule Days. The site occupies approximately 56 acres on land leased from the LADWP.

### 3. Bishop Airport

Bishop Airport, located one mile east of the City, is situated on approximately 850 acres of land leased from the LADWP. The airport is operated by Inyo County and is the region's principal aviation facility. The Airport Master Plan identifies improvement of facilities based on projected needs and does not portray any need to substantially expand the airport. The Comprehensive Airports Land Use Plan prepared in 1991 established projections for land use compatibility and noise impacts associated with projected growth of the airport. These projections indicate that no significant environmental or land use impacts will affect the City of Bishop.

## IV. PUBLIC FACILITIES NEEDS

### A. Infrastructure

#### 1. Water Service

The following activities are required to improve the existing system to meet the needs of the City, both present and future:

- Additional groundwater sources; additional storage up to 3 MG through construction of a new water storage reservoir.
- Replacement of undersized lines, worn out lines and steel lines.
- Replace the 12-inch diameter transmission line with a 20-inch diameter line.
- Construct interconnecting loops.
- Add isolation valves in the system.
- Upgrade existing fire hydrants; add fire hydrants.
- Develop Master Water Plan.
- Upgrade Public Works facilities, including the shop, tools, equipment and materials storage.

#### 2. Sewer Service

The following activities are required to improve the existing system to meet the needs of the City, both present and future:

- Master Sewer Plan needs to be updated and adopted by the City and Eastern Sierra Community Services District.

- Upgrades need to be made at the wastewater facility, including construction of sludge drying beds, modifications to and automation of the raw sludge pumps, addition of aerators and site improvements.
- Work is needed to improve and replace the sewage collection system, including manholes, main sewer lines, reduction of inflow/infiltration and elimination of inverted sewer mains.
- Upgrade Public Works facilities, including the shop, tools, equipment and materials storage.
- Provide adequate sewer collection, treatment and disposal facilities to serve all areas of the City, both existing and planned.

### **3. Drainage**

The following activities are required to improve the drainage system to meet the needs of the City, both present and future.

- Confirm flood plain regulations.
- Develop a Master Drainage Plan for developed and undeveloped lands.
- Develop measures which protect receiving water from contaminated runoff.
- Confirm standards for construction of curb and gutter sections except where curbs only are predominant.

## **B. Educational Facilities**

As stated above, the existing elementary and high school facilities are adequate to meet the needs of current and future demand. The need for new or upgraded athletic fields and associated activities has been identified in the previous general plan. As development occurs in the developed and undeveloped portions of Bishop, it is necessary to reevaluate the impacts that such development will have on the existing system. As a general policy, each proposed development will be required to incorporate measures to ensure that adequate school facilities are available for new students. Additionally, coordination with Inyo County and the school districts must be achieved in order to allocate funds for the physical requirements needed for school facilities.

### **1. Community College**

As part of the economic development package presented in this general plan, a strong emphasis is placed on expanding the capabilities of the local community college system. In order to help diversify the local job base, as well as stimulate more jobs in the area, the community college can be used to offer a broad range of curricula that could attract non-local students. Programs that focus on the area's physical, cultural, and recreational attributes are certain to attract a wide range of student interest. Studies such as geology, soils, recreation planning, environmental science, and many more should be made available to prospective students.

Once established, the community college could assist the local business sector by providing much needed support for the tourist/convention bureau mentioned previously. Students and faculty could organize or participate in the establishment and/or operation of the bureau at a fraction of the cost of full time professionals. In addition, by attracting visitors to the Bishop area, these same programs will attract and stimulate interest in the community college as well.

## 2. Other Facility Needs

Other facilities needs can be met by local private utility companies as demand requires. Electricity, phone, cable, etc. are readily available and the utility companies are ready to service new users.

# V. GOALS, POLICIES & ACTIONS

## A. Goals

- To assure that public facilities and uses have adequate land area in appropriate locations.
- To assure that public facilities and uses are compatible with surrounding land uses.
- To provide adequate public services to existing and future residents of the City of Bishop.
- Provide adequate water supply, storage, transmission and distribution facilities to all areas of the City, both existing and planned.

## B. Policies

- The City will maintain adequate public works facilities, equipment, tools and materials to properly operate and maintain public works, including water supply sewage, drainage, street and parking lots.
- Public facilities shall be adequately buffered to protect residential areas, through implementation of landscaping and other physical barriers.
- Beautification and aesthetic values should be considered in the development and operation of public facilities and uses.
- Develop and regularly update a Master Water Plan.
- The City shall update and adopt the Sewer Master Plan in cooperation with the Eastern Sierra Community Services District.
- Operation and maintenance of the water system shall be funded by user fees.
- Operation and maintenance of the sewer system shall be funded by service fees.

- Replacement and upgrades of water and sewer facilities shall be funded by development fees and user fee depreciation.
- Expansion of water supply, storage and transmission facilities; and expansion and upgrade of the sewer treatment and disposal systems shall be constructed by the City using funds from development fees and user fee depreciation.
- Expansion of the water distribution system and the sewer collection system required to meet needs of new development shall be provided by new development through impact fees or actual construction of facilities as a condition of approval.
- The City may enter into reimbursement agreements with developers for the extension and oversizing of water lines and sewer lines.
- The City shall coordinate with the Eastern Sierra Community Services District to utilize both sewer systems to the best advantage of the community.
- Undergrounding of utility lines shall be encouraged for all new projects within the developed urban area and required in existing undeveloped parcels. The Planning Commission shall review development proposals with respect to the feasibility of undergrounding utilities as a Condition of Approval.
- The City shall develop a Master Drainage Plan.
- The City shall continue to regulate construction in the flood plain.
- Curb and gutters shall be required in all new areas. Allow curbs only in existing development.
- Coordinate with Bishop Creek Water Association, the Department of Water and Power, the Department of Fish and Game, Caltrans and Inyo County regarding the flow of water through the community and discharge of runoff into receiving waters.
- The City shall maintain compliance with state and federal standards for water quality and assure that appropriate testing is accomplished according to the State Department of Health Services requirements.
- Encourage expansion of the existing community college system and the utilization of its support for the development and operation of the proposed tourist/convention bureau.
- Projects shall be reviewed by the appropriate agencies during the development approval process.

### **C. Actions**

- Prepare and adopt a comprehensive impact fee schedule for capital improvements and facilities necessary for new development.

Responsible Agency: Public Works, City Council

- Develop a comprehensive program for undergrounding overhead utility lines, focusing on the areas located along the major thoroughfares of the CBD. This program should be coordinated with the implementation of proposed improvements to the Highway 395 Corridor Study and in conjunction with major street reconstruction. Require the undergrounding of utilities to the maximum extent feasible.

Responsible Agency: Public Works Department

- Prepare a Mission Statement (Proposal) for the community college's role in assisting the City in the expansion of the existing curricula and development and operation of the Tourist/Convention Bureau.

Responsible Agency: City of Bishop, Cerro Coso Community College Board, Chamber of Commerce

- Review the capabilities of the Bishop Airport to determine the extent that its facilities can be used to attract and accommodate recreational and business visitors, thus stimulating the local economy.

Responsible Agency: City of Bishop, Inyo County Airport Land Use Commission

- Prepare Master Plans for Sewer, Water and Drainage systems.

Responsible Agency: City of Bishop, ESCSD, Bishop Creek Water Association, DWP, Inyo County.

- The City Public Works Department will maintain Public Works facilities, equipment, tools and materials to properly operate and maintain public works, including water supply, sewage, drainage, street and parking lots, as identified in Section IVA of this Chapter.

Responsible Agency: City of Bishop Public Works Department.