



CITY OF BISHOP

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HOUSING POLICY
DEVELOPMENT HCD

MAR 16 2010

General Plan 2009 Annual Progress Report

Introduction

The City of Bishop is required by State law to have a legally adequate General Plan (Government Code sec. 65300 et seq), which primarily addresses the physical development of the City. As part of its General Plan, the City must include the following seven elements 1) Land Use, 2) Circulation, 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, 7) Safety (sec. 65301(c)). The City's General Plan also includes three optional elements Economic Development, Public Services/Facilities and Parks/Recreation.

State law further requires the preparation of an annual progress report to the City Council, the Governors Office of Planning and Research (OPR) and the State Housing and Community Development Department (sec. 65400(b)). The purpose of the report is to provide the City Council and state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

Background

The City of Bishop is the only incorporated City in Inyo County with a geographic area of approximately two square miles and a current population of three thousand five hundred fifty one (3551). The 2000 Census data reported a population for Bishop of three thousand five hundred seventy five (3575) which reflects zero to negative growth the past eight years. City population growth, housing and job generation have been consistent with no anticipated growth or job generation. Bishops City Council, Planning Commission, Sewer and Water Advisory Committee and Parks and Recreation Advisory Committee hold regular meetings encouraging implementation of the General Plan and its various elements. The last General Plan update was November 1993.

Analysis

There were no General Plan amendments introduced or implemented during the calendar year 2009. An update of the City's Housing Element has been initiated for the 2009/2017 planning period. An outside consulting firm has completed a draft Housing Element update which has formally been submitted to the State of California Housing and Community Development Department for review and acceptance of the document.

The following discussion summarizes the status and the implementation progress of individual Elements during the calendar year 2009.

Land Use Element

The Land Use element designates the location and extent of land categories such as housing, business, industry, public facilities and open space. It includes policies and a land use map. The progress towards implementation of the Land Use Element includes the continued processing of development applications throughout the community.

Circulation

The purpose of the Circulation Element is to set forth policies and programs which promote effective use of transportation facilities in order to efficiently and safely move people and goods, while striving to protect and manage the environmental, economic, and natural resources of the city.

The Circulation Element indicates the general location, extent, and inter-connection of existing and proposed public facilities for cars, buses, trucks, pedestrians, bicycles, wheelchairs, and other transportation modes. The system of facilities is coordinated with existing and proposed land uses and known constraints. The improvement of existing facilities and the construction of new facilities can further the purpose of the Circulation Element. During the 2009 calendar year, the city:

- Constructed the South Second Street Improvements project that rehabilitated pavement and constructed curb, gutter, sidewalks, and curb ramps and provided street trees.
- Developed Project Study Reports (PSR's) for three new projects: East Line Street Bridge Replacement, Wye Road Extension, and East Jay Street Extension.
- Refined scope of the Bus Stop Improvements project with the Eastern Sierra Transit Authority (ESTA).
- Worked with Bishop Tree Committee to refine list of acceptable trees to be used on city right of way.
- Began environmental work on the Seibu to School Bike Path and the Pine to Park Path project. Met with the Bishop Paiute Tribe and the Bishop Parks and Recreation Commission regarding these projects.
- Completed environmental documents for the Grove Street Sidewalks, West Pine Street Improvements, and Sneden Street Improvements projects.
- Completed design of Road Improvement Project A.
- Completed construction of the Grove Street Sidewalks project. The project was funded primarily with Safe Routes to School funding and constructed curb, gutter, sidewalks, and curb ramps, repaved the street, and provided street trees.

- In cooperation with Inyo County completed a pavement condition survey for city streets and alleys and collected traffic volume data at several points in the city.
- Commented on Caltrans feasibility study to improve the intersection of Highways 6 and 395. Commented on other Caltrans efforts concerning the city.
- Continued environmental work on the Wye Road Intersection Improvement project as required by Caltrans.
- Held public meeting regarding the Sneden Street Improvements project.
- Initiated work on the Hanby Avenue Pavement Reconstruction project, an American Recovery and Reinvestment Act (ARRA) or economic stimulus project. The project will reconstruct the pavement on a portion of Hanby Street.
- Requested funding for a project to reconstruct and fence the Sierra Street Bike Path.
- Performed street maintenance including filling potholes, sealing cracks, painting, and signs.

Housing

The City's growth is constrained on all four sides: on the north, east and south by properties owned by other public entities; and the west by the Bishop Paiute Indian Reservation.

Bishop has approximately four hundred acres of undeveloped land of varying zoning designations. However, the City is constrained in planning for their future use because these lands are owned by other public entities and are not available for development. Existing available residential vacant land within the City limits is minimal. In a sense, these constraints require the City to emphasize compact development; that is, there are very limited locations the City may grow.

The City initiated an Environmental Constraints Study pertaining to housing development and vacant properties within the City during the 2008 year. The study is in continued progress and expected to be complete in the early part of 2010.

There were no development applications processed during the 2009 planning year.

A. Progress in Meeting the City's Share of Regional Housing Needs for 2009 Housing Element Planning Period 2009 – 2017

The following information is provided to comply with progress report requirements of the Government Code in regard to meeting the City's share of regional housing needs for the draft 2009 Housing Element planning period 2009-2017.

- 26 units very low income households.
- 15 units low income households.
- 19 units moderate income households.
- 50 units above moderate income households.

Table B (attached) provides a detailed summary of Bishop's progress in meeting regional housing needs for the draft 2009 Housing Element planning period. The

information in the table shows the number of residential units that have been built and units that have been rehabilitated.

As shown in Table B, the City is at the beginning of the 2009 - 2017 RHNA planning period which shows 4 housing units being built or rehabilitated. During this planning year no new units were constructed and four (4) (17 actual) were rehabilitated. The rehabilitated units were within the low and moderate income levels. The total needed units are considered by income category. The City has a remaining need of 106 units for the 2009 - 2017 planning period. The State Department of Housing and Community Development allows limited credit toward meeting the Regional Housing Need Analysis numbers incorporated into the City's Housing Element for rehabilitation projects. The State allows a 1:4 ratio for rehabilitated units. The rehabilitated units in Table B reflect the 1:4 ratio.

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | RHNA Allocation by Income Level | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|---------------------------------|---------------------|-----------------|---------------------|-----------------|---------------------|-----------------|---------------------|-----------------|---------------------|---------------------------------|--------------------------------------|
| Income Level | Deed Restricted | | Non-deed restricted | Deed Restricted | Non-deed restricted | | |
| Very Low | Deed Restricted | 26 | | | | | | | | | | | 26 |
| | Non-deed restricted | | | | | | | | | | | | |
| Low | Deed Restricted | 15 | | | | | | | | | | 1.5 | 13.5 |
| | Non-deed restricted | | 1.5 | | | | | | | | | | |
| Moderate | Deed Restricted | 19 | | | | | | | | | | 2.5 | 16.5 |
| | Non-deed restricted | | 2.5 | | | | | | | | | | |
| Above Moderate | | 50 | | | | | | | | | | 50 | |
| Total RHNA by COG. Enter allocation number: | | 110 | | | | | | | | | | 4 | 106 |
| Total Units | | | 4 | | | | | | | | | | |
| Remaining Need for RHNA Period | | | | | | | | | | | | | |

B. 2009 Housing Element Update

The process of updating the Housing Element is a continued effort by City of Bishop Planning Department, Bauer Planning and Environmental Services an outside consultant and State of California Housing and Community Development Department. The draft 2009 Housing Element was submitted to HCD for preliminary review in April 2009 and resubmitted for final review in January 2010.

Conservation/ Open Space

The purpose of the Conservation and Open Space Element is to identify goals, objectives and policies for the management, preservation and conservation of open space and natural resources. The progress toward implementation includes ongoing review of development projects for conformance to the Conservation/Open Space Element.

Noise

The Noise Element is a guide to be used to identify and mitigate problems which may result from excessive noise levels. The Noise Element also serves as a guideline for compliance with the State's noise insulation standards. The progress toward implementation of this element includes ongoing control of excessive noise in accordance with the Bishop Municipal Code Sec 8.12 Noise Control.

Safety

The Safety Element identifies goals, objectives and policies for the protection and safety of the general public concerning air quality, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress toward implementation of this Element includes ongoing review of development projects for conformance to the Safety Element.

Public Services/Facilities

The purpose of the Public Facilities and Services Element is to set forth policies for the provision of services that are essential to assure the public health and safety. These services include domestic water supply, treatment, and distribution, wastewater collection, treatment, and disposal, building safety, fire protection and police. During the 2009 calendar year, the city:

- Completed assessment and rehabilitation of the city's production wells, Well 2 and Well 4.
- Completed water and sewer rate study.
- Constructed over 3000 feet of new water line and constructed water services on Grove Street and South Second Street.
- Performed normal water maintenance and operation activities including repairing water leaks, replacing fire hydrants, exercising systems valves, testing backflow devices, and conducting water quality tests.

- Performed normal sewer maintenance and operation activities including cleaning and video-inspecting sewers, repairing collapsed lines, clearing blockages, inspecting grease interceptors, and constructing manholes.
- Inspected, cleaned, and repaired storage tank.
- Completed project to evaluate feasibility of intertie between Eastern Sierra Community Services District and city sewer systems.
- Rehabilitated two clarifiers at wastewater treatment plant.
- Started work on SCADA (Supervisory Control and Data Acquisition) project to automate control and monitoring of main components of water system.
- Installed panel to allow operation of Well 4 by back-up generator.
- Developed project to replace water line and water services on Schley Street.
- Developed project to replace water lines and services and install manholes on Hanby Avenue, May Street, Willow Street and other intersecting streets.
- Continued updates to the city Geographic Information System (GIS).

Parks/Recreation

The Parks and Recreation Element establishes goals and policies to identify parks and recreational resources and suggest ways in which additional recreational needs can be satisfied, and guide the acquisition and development of future parks and recreational areas.

- Progress toward implementation of the Parks/Recreation Element the City established and finalized a Parks and Recreation Draft Master Plan,
- Finalized a long term lease document for an extended park property lease between the City and LADWP which will help acquire funding for future parks and recreational development.
- Begin the process of creating a City Park Conceptual Design. City Council approval of funds to hire a consultant/architect to create the draft design.
- The City Park tennis courts were re-surfaced.
- Completed renovation of a soccer/football field.
- Hosted a three (3) major Arts and Crafts and community Festivals in City Park – (Mule Days (May), Labor Day weekend and Celebrating Community Connections (Earth Day) - April.
- City Hall beautification projects – Landscaping west side of City Hall.
- Completed auditorium and dumpster renovation.
- Collaborated with the local Rotary Clubs and an Eagle Scout for the creation of a community garden – Sunrise Mobile Home Park
- Completed (2) Eagle Scout Projects – Kiosks in City Park, Community Garden – Sunrise Mobile home Park.
- Creation of the following councils – Multi-cultural, Youth Sports, Tree Committee, Arboretum Project.

- Creation and continuation of the following adult programs; Cardio-fitness, Employee Wellness, Basketball, Softball, Flag Football and Water Aerobics.
- Creation and Continuation of the following youth program; Swim Team, Swim Lessons, Summer Fun Camp, Kids night Out, Gymnastics, Tennis camps, Basketball Camp, Baseball Camp, Home Street Middle School Ski Program

Planning Action January 1, 2009 – December 31, 2009

- 1/12/09 **Execution of Contract** – The City Council approved the execution of the contract with R.O. Anderson for project delivery services of the Pine to Park Path Project.
- 1/26/09 **Execution of Contract** – The City Council approved the execution of contract Amendment 1 with Triad/Holmes for the Wye Road Intersection Project.
- 1/27/09 No Planning Commission meeting scheduled.
- 2/9/09 **Bid Award** – The City Council awarded the bid for the construction contract of the South Second Street Improvement Project to V and C Construction.
- 2/23/09 **City Council** – No Public Hearing
- 2/24/09 No Planning Commission meeting scheduled.
- 3/9/09 **City Council** – No Public Hearing
- 3/10/09 **Mitigated Negative Declaration** – Grove Street Sidewalks Project implementing improvements to sidewalks, curbs, gutters and infrastructure. The City Council adopted the Mitigated Negative Declaration with a finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings with the mitigations for Biological Resources, Cultural Resources, Noise and Transportation and Traffic. Mitigation Monitoring – Biology, trees for removal were inspected and approved for removal by a qualified biologist. Cultural Resources, a full time inspector was present at all excavations, no cultural resources were encountered. Noise, compliance with noise regulations was maintained thru out the project. Traffic, traffic control was set up and maintained thru out the construction area for the entire project time period.

3/23/09

Mitigated Negative Declaration – West Pine Street Project consists of replacing pavement, curb and gutter, construct cross gutter, and replace and construct sidewalks, and construct or improve pedestrian ramps at intersections to current standards. Also, trees will be removed and replaced and water and sewer systems maintenance will be performed. The City Council adopted the Mitigated Negative Declaration for the West Pine Street Improvement Project with a finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings, with the implementation of mitigations for Aesthetics, Biology and Cultural Resources. Mitigation Monitoring - Funding for this project is on hold, therefore, the monitoring of mitigated measures have not been performed.

Mitigated Negative Declaration – Sneden Street Improvement Project consists of street pavement removal and replacement; removal and upgrades to curb and gutters; construction of continuous ADA compliant sidewalks and curb ramps; drainage improvements, storm water treatments and replacement and upgrades to water and sewer utility infrastructure. The City Council adopted the Mitigated Negative Declaration for the Sneden Street Improvement Project with a finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings with the implementation of mitigations for Aesthetics, Biology, and Cultural Resources. Mitigation Monitoring – Funding for this project is on hold, therefore, the monitoring of mitigated measures have not been performed.

Negative Declaration – 151 East South Street. Request to set aside the Bishop Municipal Code for a change of use from commercial to residential. The City Council adopted the Negative Declaration with a finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.

3/31/09

Conditional Use Permit – Request to set aside a change of use from commercial to an exclusive residential use facility; reduce required on site parking space dimensions; set aside the requirement of providing two covered parking spaces and yard set back standards at 151 East South Street. The Planning Commission moved to continue the request and re-schedule for the next Planning Commission meeting.

- 4/13/09 **Request to go to bid – Safe Route to School Project.** The City Council approved the request to go to bid for the Grove Street Sidewalks Project.
- Execution of Contract Agreement** – The City Council approved the execution of the contract amendment to the SEIBU to School Bike Path Contract to add project delivery services related to the addition of street lights to a new portion of McIver Street.
- Cooperative Agreement** – The City Council approved the execution of the cooperative Agreement between the City of Bishop and State of California Department of Transportation for funding contributions of \$500,000 from Caltrans for the construction of the Wye Road Intersection Improvement Project.
- 4/27/09 **City Council** – No Public Hearing
- 4/28/09 No Planning Commission meeting scheduled
- 5/11/09 **Negative Declaration of Environmental Impact.** The City Council moved to adopt a Negative Declaration for a Conditional Use Permit to allow Our Lady of Perpetual Help Church to construct an 18,000 square foot covered patio structure in an R-1 zone.
- CDBG Grant Application** – This was the first of 2 required public hearings to discuss the CDBG Program Design Phase for the General Allocation. A second public hearing will be held at the City Council's June 22, 2009 meeting.
- Bid Award – Grove Street Sidewalk Project** – The City Council awarded the bid for the Grove Street Sidewalks Project to BeeBee Corporation in the amount of \$947,385.
- Second Amendment to Wye Road Intersection Project** – The City Council approved the execution of Amendment 2 for the Wye Road Intersection Project delivery services to include hazardous waste studies required by Caltrans in the amount of \$11,800.
- 5/26/09 **CDBG Program Grant** – The City Council passed the motion to accept the final GIS products produced with funding from the 2006-2007 Planning and Technical Assistance Program CDBG program grant 06-EDBG-2599.
- Request for Proposals** – The City Council approved the request from the Public Works Department to release a Request for Proposals for consultant services to deliver the Hanby Pavement

Rehabilitation Project to be funded through the American Recovery and Reinvestment Act.

- 5/27/09 **Conditional Use Permit** – The Planning Commission approved the request submitted by Our Lady of Perpetual Help Church to allow the development of a 30' x 60' covered patio at 849 Home Street, which is located in an R1 district.
- 6/8/09 **City Council** – No Public Hearing
- 6/22/09 **CDBG Application Submittal** – The City Council adopted Resolution 09-06 approving an application for funding and the execution of a grant agreement, and any amendments thereto, from the 2009-2010 general allocation of the State CDBG program for homeownership assistance program.
- 6/30/09 No Planning Commission meeting scheduled.
- 7/13/09 **Consultant Contract** – The City Council approved to award the consultant contract for the Hanby Pavement Reconstruction Project to Triad/Holmes Associates of Bishop in the amount not to exceed \$70,000.00.
- 7/27/09 **CDBG Planning and Technical Grant** – The City Council adopted Resolution No. 09-12 for the funding and execution of a Grant Agreement and any amendments thereto from the Planning Technical Assistance Allocation of the State CDBG Program for 2009-2010.
- 8/10/09 **City Council** – No Public Hearing
- 8/24/09 **City Council** – No Public Hearing
- 8/25/09 No Planning Commission meeting scheduled.
- 9/14/09 **Mitigated Negative Declaration** –The City Council adopted the Mitigated Negative Declaration for the Cottonwood Plaza Demolition Project with a finding that the demolition involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.
Mitigation Monitoring – A demolition permit has not been issued for this project. The project is pending.

Initial Study and Negative Declaration – The City Council adopted the Negative Declaration for the 2009 Housing Element

Update with a finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.

- 9/28/09 **City Council – No Public Hearing**
- 9/29/09 No Planning Commission meeting scheduled.
- 10/13/09 **City Council – No Public Hearing**
- 10/26/09 **Negative Declaration of Environmental Impact – Pine Street to Park Avenue Path Project.** The City Council adopted a Negative Declaration with the finding that the project to construct approximately 1,000 feet of paved path to connect with an existing paved path will have no adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.
- 11/9/09 **City Council – No Public Hearing**
- 11/23/09 **City Council – No Public Hearing**
- 11/24/09 **Draft Ordinance –** The Planning Commission made a recommendation the City Council adopt a draft ordinance to designate a Public Zone for the City's water and sewer facilities.
- 12/14/09 **Mitigated Negative Declaration – Conditional Use Permit, 175 Clarke Street.** The City Council voted to adopt a Mitigated Negative Declaration to set aside the commercial parking requirements, the requirement for one covered parking space and non-compliant residential use in a commercial zone with a finding that the project has no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water course, scenic or historic resources and human beings.
Mitigation Monitoring - Limiting gym clients to three or less per session and sessions scheduled at different times of day this impact can be considered less than significant. Un-scheduled routine checks of regular customers are performed.
- Environmental Review and Negative Declaration – 186 Willow Street.** The City Council adopted a Negative Declaration for a change of use to a 2,200 square foot commercial batting cage occupancy and set aside the commercial parking requirements with the finding that the project has no potential for adverse effect, either

individually or cumulatively, on wildlife, native plants, streams, water course, scenic or historic resources and human beings.

Environmental Review and Negative Declaration – 562 North Main Street, McDonald's Restaurant. The City Council adopted a Negative Declaration for a Conditional Use Permit to set aside the sign ordinance to place an additional 74 square feet of new signage to the existing 158 square feet of signage with the finding that the project has no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water course, scenic or historic resources and human beings.

Execution of Contract – The City Council approved the execution of the contract with Triad Holmes Associates for project delivery services for water and sewer work relating to the Hanby Reconstruction Project not to exceed \$77,000.00.

12/17/09 **Conditional Use Permit** – The Planning Commission approved the request for a Conditional Use Permit to set aside the minimum parking requirement for a gym and allow for a residential use in a commercial zone at 175 Clarke Street, which is in a C-1 zone.

Conditional Use Permit – The Planning Commission approved the request to increase the allowable 80 square feet of signage to 190 square feet of signage at the McDonald's restaurant at 562 North Main Street, which is in a C-1 zone.

Conditional Use Permit – The Planning Commission approved the request to set aside the minimum parking requirement for a proposed 2,200 square foot batting cage facility at 186 Willow Street, which is located in a C-2 district.

12/21/09 No City Council Meeting Scheduled

12/29/09 No Planning Commission Meeting Scheduled

Business License

There were a total of 87 new business license applications reviewed and approved in 2009. Of the total applications, 38 listed business locations are within the City of Bishop.

Building Permits

There were 131 building permits application reviewed and issued in 2009. Of these permits reviewed, 0 for new single-family residential dwelling units, 0 for multi-family residential dwelling units, 20 for residential remodel improvements, 18 re-roof