



Agenda Item: 10.C
Date of Meeting: March 9, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **General Plan 2025 Annual Progress Report**
Prepared On: March 3, 2026
Attachments: City of Bishop General Plan 2025 Annual Progress Report

Background/History:

California Government Code Section 65400 requires cities and counties to prepare an Annual Progress Report (APR) summarizing progress made toward implementation of the jurisdiction's General Plan and Housing Element. The report must be submitted annually to the City Council and filed with the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The City of Bishop's General Plan includes the seven mandatory elements required by State law—Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Noise, and Safety—as well as optional elements addressing Economic Development, Public Services/Facilities, and Parks and Recreation.

Analysis/Discussion:

During the 2025 calendar year, the City continued implementing policies and programs that support the community vision established in the General Plan. Key accomplishments included progress on housing initiatives, infrastructure planning, economic development, and park improvements.

Major highlights include:

Land Use and Community Development

- Received **Prohousing Designation** from the California Department of Housing and Community Development.
- Continued processing development applications and encouraging infill housing development.
- Completed the **Bishop Community Garden project** funded by the California Urban

Greening Grant.

- Initiated the **City Parks Master Plan** project.

Economic Development

- Approved permits for the **Bishop Inn**, an 80-room hotel, which began construction in January 2026.
- Facilitated downtown revitalization through façade and signage improvements with local business partners.

Mobility and Transportation

- Secured **\$9 million in grant funding** through the Affordable Housing and Sustainable Communities (AHSC) Program for bicycle lanes and sidewalks.
- Continued design for several transportation improvements, including the **East Line Bridge replacement** and roadway upgrades.

Housing

- Received funding for the **60-unit Silver Peaks affordable housing development** through AHSC Cycle 9.
- Completed a **Housing Needs Assessment Study** and began development of a regional Housing Action Plan in partnership with neighboring jurisdictions.

Public Safety and Services

- The Fire Department responded to **408 calls for service** and participated in multiple statewide wildfire deployments.
- The Police Department processed **13,865 incidents and made 317 arrests**, while implementing new technologies and filling staffing vacancies.
- Public Works completed several infrastructure planning efforts, including updated **Water and Sewer Capital Improvement Plans**.

Parks and Recreation

- Completed the **Eastern Sierra Community Gardens project** and continued improvements to park facilities.
- Expanded community recreation programming and hosted numerous regional events and youth sports activities.

Impacts to Council Goals and Strategic Planning Priorities:

n/a

Budget Impacts:

n/a

Legal Review:

n/a

Recommended Action:

Approve the 2025 General Plan Annual Progress Report and authorize staff to submit the report to the California Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) in compliance with State law.

Approved By:

Approved By:

Approved By:

Approved By: