

GOALS AND POLICIES REPORT

for the
Inyo County General Plan

Prepared for:

Inyo County

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Cover photographs:

<i>Background</i>	<i>Inyo County Courthouse</i>
<i>Top inset</i>	<i>Aberdeen</i>
<i>Middle inset</i>	<i>Shoshone</i>
<i>Bottom inset</i>	<i>West Bishop</i>

December 2001



ACKNOWLEDGEMENTS

The Inyo County General Plan was only possible with the support provided by the people of Inyo County. The County and its consulting team would like to provide a special thanks to the following individuals and groups who participated in the preparation of the Inyo County General Plan.

Board of Supervisors

Linda Arcularius	1st District
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Carroll "Butch" Hambleton	4th District
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Inyo County would like to thank all those who participated in the Advisory Committees.

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Inyo County 2020 Forum

A workshop hosted by the Sierra Business Council on March 20, 1999 that brought together over 200 people from around Inyo County to discuss the future of Inyo County.

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
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1. GENERAL PLAN INTRODUCTION

1.1 Inyo County



Salt Creek in Death Valley



Trail Crest on the Mt. Whitney Trail



Inyo County Courthouse, Independence

Inyo County is a land of contrasts formed by the diverse and abundant natural riches located here. The County includes the lowest elevation in the Western Hemisphere (-282 feet in Death Valley), the highest point in the continental United States (14,497 feet at Mount Whitney), and one of the deepest valleys in the world (Owens Valley). Within and between each of these areas is an extremely diverse palette of communities, landscapes, and natural habitats that make Inyo County a distinct place to live and visit.

The Sierra Nevada Mountains, with their steep granite peaks, provide a striking and consistent visual backdrop along the western edge of the County. The Inyo and White Mountains form a division between the broad Owens Valley to the west and Death Valley to the east. While the Sierras are considered geologically young, the nearby White Mountains support stands of bristlecone pine, the world's oldest living plants.

The Owens Valley is filled with items of visual interest, including creeks and riparian areas, lava flows and cinder cones, interesting and unique communities, broad grasslands, and golden fall colors. Death Valley, and the surrounding Panamint and Eureka Valleys, on the eastern edge of the County, provide a diverse set of desert views and unique natural phenomenon. The valleys in the southeast corner of the County provide a quiet rural lifestyle for those wanting to live in an upper desert setting.

Although Inyo is the second largest county in the most populous state in the nation, the countywide population was estimated to be only 18,240 people in 1999. This is at least partly due to its unusually low supply of privately owned land. The federal government, by way of Inyo National Forest, Death Valley National Park, China Lake Naval Weapons Center, and Bureau of Land Management holdings manage approximately 92 percent of all land within the County. The City of Los Angeles, as part of the Owens Valley aqueduct and associated lands, owns nearly 4 percent of the County. The State of California controls nearly 2-1/2 percent. As a result of this pattern of public land ownership, Inyo is largely rural in character.

Inyo County hosts over 50 small communities (see Chapter 2 for details), and one incorporated city, Bishop. The community of Independence, located near the center of the Owens Valley, is the County seat. Highway 395 provides the primary north-south transportation link through the County with other highways providing connections to Death Valley and southeastern Inyo County. Most of the County's population and



businesses are clustered in distinct communities along Highway 395. Bishop is the largest of these communities and the economic center of the County.

Inyo County's primary employers are public agencies (including federal agencies and the City of Los Angeles), the tourism industry, and construction and mining (EDD 1999). The County economy relies heavily on tourism, with most visits occurring during the summer. The Sierras and Mt. Whitney, Death Valley, hot springs in the southeast County, and the Owens River are favorites among visitors to the County. Popular recreational activities include fishing, hiking/backpacking, mountaineering, bouldering, rock climbing, hunting, horse packing, backcountry skiing, biking, soaring, sightseeing, and photography.

1.2 General Plans in California

State law requires each county and city to prepare and adopt a comprehensive and long-range general plan for its physical development (Government Code Section 65300). This general plan must address the seven topics (referred to as "elements") of land use, circulation, housing, open-space, conservation, safety, and noise as identified in state law (Government Code Section 65302), to the extent that the topics are locally relevant. It may also include other topics of local interest, as chosen by the County (Government Code Section 65303).

The Inyo County General Plan incorporates the seven state mandated elements in five consolidated elements. Two optional elements have been added by the County to address needs specific to

Together, the **seven mandated elements** of a general plan form a comprehensive set of planning policies. The land use element designates the general distribution and intensity of land uses within the planning area. The circulation element identifies the general location and extent of existing and proposed transportation facilities and utilities. The housing element is a comprehensive assessment of current and future housing needs for all segments of the County population, as well as a program for meeting those needs. The open-space element describes measures for the preservation of open space for the protection of natural resources, the managed production of resources, and for public health and safety. The conservation element addresses the conservation, development, and use of natural resources. The safety element establishes policies to protect the community from risks associated with natural and man-made hazards such as seismic, geologic, flooding, wildfire hazards, and air quality. The noise element identifies major noise sources and contains policies intended to protect the community from exposure to excessive noise levels.

A **comprehensive general plan** provides the County with a consistent framework for land use decision making. The general plan has been called the "constitution" for land use development to emphasize its importance to land use decisions. Once a general plan is adopted, its maps, diagrams, and development



policies form the basis for County zoning, subdivision, and public works actions. Under California law, no specific plan, area plan/community plan, zoning, subdivision map, nor public works project may be approved unless the County finds that it is consistent with the adopted General Plan.

The County may adopt a general plan in the format that best fits its unique circumstances (Government Code Section 65300.5). In doing so, the County must ensure that the general plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. Inyo County has chosen to adopt a General Plan that consolidates some of the mandatory elements, includes two optional elements (Government and Economic Development), and integrates background information, goals and policies, and environmental analysis, as described below.

1.3 Inyo County General Plan

Inyo County began its General Plan revision process in earnest in 1997. The previous General Plan had been adopted in 1986, and the County concluded after undertaking a review of the General Plan that it was no longer in compliance with State law, nor was it current. The objective of the update is to create a General Plan that meets the requirements of State law while reflecting the policy needs of Inyo County, including economic development. Additional objectives of the update include the following:

- create a user-friendly and internally consistent General Plan;
- implement the settlement agreement between the County, City of Los Angeles, State of California, and other interested parties over the pumping and export for ground waters from the County;
- reflect the land use policy changes made by the federal government such as the expansion of Death Valley National Park, expansion of wilderness areas resulting from the Desert Protection Act, changes in the role of China Lake Naval Weapons Center, and proposals for a high-level nuclear waste repository at Yucca Mountain;
- incorporate the Darwin Specific Plan, Starlite Estates Specific Plan, and Bishop Community Plan into the General Plan; and
- eliminate the inconsistencies between General Plan elements that affected the 1986 General Plan.



The General Plan and Zoning Ordinance update will be used to replace the Starlite Estates Specific Plan.

A general plan must be comprehensive both in geographic scope and the range of subjects covered. In the case of the Inyo County General Plan, the planning area encompasses the entire County, minus the



incorporated City of Bishop. The range of subjects included in the General Plan addresses those topics of importance to Inyo County, including economic development. The policies of the General Plan are implemented by the implementations contained in this General Plan, standards contained in County zoning and subdivision ordinances, and the public works activities of the County. The County General Plan may influence, but does not control, activities within non-jurisdictional areas, such as the City of Bishop or lands under federal management. Lands owned by the Los Angeles Department of Water and Power (LADWP) are subject to the General Plan related to land development and use.

The Inyo County General Plan blends the mandated general plan elements and adds a Government and Economic Development element not required under state law. The elements of the plan are described below. The Inyo County General Plan is comprised of several related documents, including the General Plan Summary, Goals and Policies Report, Background Report, Issues and Alternatives Report, and the Environmental Impact Report. A short description of each of these documents follows the discussion of individual elements presented below.

General Plan Documents

The Inyo County General Plan is comprised of six individual documents designed to allow readers to easily access the

One objective in updating the Inyo County General Plan is to make the plan user-friendly. To do this, the General Plan has been divided into several documents so that its goals and policies can be easily referenced, while detailed background and environmental information is also easily available when needed. The heart of the General Plan – the Goals and Policies Report, Background Report, Issues and Alternatives Report, and Environmental Impact Report – use the same numbering system so that readers can easily find corresponding discussions in each of the reports. For example, if someone wanted information on agricultural resources that exist in the County today, they can turn to Section 8.3 of the Background Report. If they want to know the County’s policies related to agriculture, they can refer to Section 8.3 in the Goals and Policies Report.

Here is a summary of the six component documents that comprise the Inyo County General Plan. The documents marked with a link symbol (§) are linked to each other by using the same internal organization and numbering system.

General Plan Summary. This document provides an overview of the General Plan and its component documents. It describes the Planning Area, summarizes the General Plan’s goals and policies, provides an overview of existing conditions, summarizes the issues raised during the



preparation of the General Plan, and identifies the environmental impacts associated with the General Plan.

- § **Goals and Policies Report.** This report is the essence of the General Plan. It contains the goals and policies that will guide future development within the County. It also identifies a full set of implementation measures that will ensure the policies of the Plan are carried out.

Land Use and Circulation Diagrams. For land use, this booklet contains diagrams of the communities within the County and the land use designations applied to properties in these communities and other areas in the County. For circulation, these diagrams show the designation and general location of current and proposed roadway/highway and bicycle/trails system components.

- § **Background Report.** This report provides a detailed description of the conditions that existed within the Planning Area prior to adoption of the General Plan.

- § **Issues and Alternatives Report.** This report discusses the major planning issues facing the County and alternative approaches to address those issues. The report distills the input of advisory committees, members of the Inyo County Planning Commission and Board of Supervisors, County staff, and private individuals.

- § **Environmental Impact Report.** The environmental impact report (EIR) prepared for the General Plan meets the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and Board of Supervisors relied upon the EIR during the process of considering the draft General Plan in order to understand the potential impacts associated with this General Plan. See Section 1.5 below for more information on how the EIR complies with CEQA.

Elements Included in the Inyo County General Plan

The Inyo General Plan contains seven elements. The following paragraphs display the name of each element, the chapter the element can be found in this General Plan, and a discussion on the contents and purpose of each element. If the element is further divided into topic areas, these are also identified.



In each element, goals and policies are numbered according to the topic they address. In the following discussion, a one-, two-, or three-letter acronym will be given for each topic area covered by an element. This acronym is used to identify all goals and policies in a given element, and is used to identify which policy and implementation measures go together. For example, goals and policies for Land Use have the acronym "LU". The acronym used for each topic area is shown next to each topic, below.

Chapter 3	Government Element topics: GOV Government	Section 3.2	Government Element Much of the land area in Inyo County is managed by federal and state agencies and the major circulation systems are managed by Caltrans. The purpose of this element is to express the expectations of the County in how plans and decisions made by these agencies are developed and carried out.
Chapter 4	Land Use Element topics: LU Land Use PSU Public Services and Utilities	Section 4.2 Section 4.3	Land Use Element The Land Use sub-element establishes goals and policies for residential, commercial, industrial, public services and utilities, and other land uses in the County. In addition, this sub-element also includes a set of land use diagrams (bound separately) that show the land use designations applied to properties in the County. The second sub-element is Public Services and Utilities. This sub-element presents County goals, policies, and implementations as they apply to water (domestic), solid waste, electricity, fire protection, communications, law enforcement, and schools.
Chapter 5	Economic Development Element topics: ED Economic Development	Section 5.2	Economic Development Element This element establishes goals, policies, and implementation measures intended to encourage and guide economic development within the County. Major topic areas covered in this element include tourism, local retail and service commercial, and industrial.



Chapter 6	<u>Housing Element topics:</u>		Housing Element This element complies with the housing element requirements of state law in identifying housing needs and providing programs to meet these needs. This element covers the maintenance and preservation of housing, provision of adequate sites, housing opportunities, home ownership, removal of constraints on housing development, and accessibility of housing.
	H	Housing Section 6.2	

Chapter 7	<u>Circulation Element topics:</u>		Circulation Element This element identifies the goals, policies, and implementation measures needed to ensure an adequate and functional circulation system. This element covers the systems needed to move people, products, and materials in and through the County using a variety of conveyances, from roads to aircraft, bicycles to transmission lines.
	RH	Roadways and Highways Section 7.2	
	SH	Scenic Highways Section 7.3	
	PT	Public Transportation Section 7.4	
	BT	Bicycles and Trails Section 7.5	
	RR	Railroads Section 7.6	
	AVI	Aviation Section 7.7	
	CPT	Canals, Pipelines, and Transmission Cables Section 7.8	
OCT	Other Circulation Topics Section 7.9		

Chapter 8	<u>Conservation/Open Space Element topics:</u>		Conservation/Open Space Element This element identifies the goals, policies, and implementation measures needed to ensure the appropriate use, enjoyment, and protection of natural resources within the County.
	S	Soils Section 8.2	
	AG	Agricultural Resources Section 8.3	
	MER	Minerals and Energy Resources Section 8.4	
	WR	Water Resources Section 8.5	
	BIO	Biological Resources Section 8.6	
	CUL	Cultural Resources Section 8.7	
	VR	Visual Resources Section 8.8	
	REC	Recreation Section 8.9	



Chapter 9	Public Safety Element topics:			Public Safety Element This element identifies the goals, policies, and implementation measures needed to ensure the public health, safety, and welfare related to both natural and man-made hazards.
	AQ	Air Quality	Section 9.2	
	FLD	Flood Hazards	Section 9.3	
	AVL	Avalanches	Section 9.4	
	WF	Wildfires	Section 9.5	
	GEO	Geologic and Seismic Hazards	Section 9.6	
	NOI	Noise	Section 9.7	

Table 1-1 illustrates how the elements of the Inyo County General Plan relate to the seven mandatory elements set out in state law. A solid square (■) indicates that the issues identified in a state-mandated element are covered in the County element identified in the left column.

Table 1-1. Relationship Between Inyo County General Plan Elements and the State-Mandated Elements

	State-Mandated Elements						
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety
Government							
Land Use	■	■					
Economic Development							
Housing			■				
Circulation		■			■		
Conservation/ Open Space				■	■		■
Public Safety						■	■



1.4 Public Participation

Throughout the preparation of the General Plan, a number of public participation opportunities were provided to allow for the widest public participation possible within the constraints of the County's budget and geographic size. The following paragraphs provide an overview of the public participation techniques used as part of the General Plan program.

- **General Plan Website.** During preparation of the General Plan, a website was maintained that provided information on upcoming events and allowed individuals to download any of the published General Plan documents.
- **Newsletters.** During preparation of the General Plan, a series of newsletters were prepared and distributed to give the public a better understanding of the General Plan's progress. The first newsletter covered the overall General Plan program. The second newsletter provided an update on the status of the General Plan and provided details on the Background Report and upcoming Issues and Alternatives Report. A final newsletter will be published to go along with the draft Goals and Policies Report and will provide highlights of the proposed General Plan.
- **Land and Water Advisory Committee Workshops.** During the initial stages of the General Plan program, the County had five advisory committees set up to work on some land use, land release, and water system issues. The five geographically oriented committees were the Bishop Land and Water Advisory Committee, Big Pine Land and Water Advisory Committee, Independence Land and Water Advisory Committee, Lone Pine Land and Water Advisory Committee, and the Southeast County Advisory Committee (Shoshone/Tecopa area).

During the early stages of the General Plan, these committees hosted a community workshop on the General Plan. These workshops were used to provide an overview of the General Plan program and to gather public input on the issues, opportunities, and alternatives that should be addressed in the General Plan.

- **Interviews.** During the start of the General Plan, the General Plan consulting team conducted one-on-one interviews with County decision makers, County and agency staff, the City of Bishop, and representatives from some of the Indian tribes living in the County. These interviews were used to frame the General Plan.



The Inyo County 2020 Forum brought together people from around the County to discuss issues and opportunities.

- **Public Workshop.** In December 1998, the County hired the Sierra Business Council to organize an all-day workshop in Bishop to discuss the future of Inyo County. This workshop, attended by citizens from all over the County, provided a great deal of insight into the vision for the future of the County, and ways that the County could reach this envisioned future. During this event, attendees were asked to discuss the opportunities and challenges that they feel face the County both today and in the future. They were also asked to help formulate a vision for what the County should be like in the future.
- **Agency Coordination.** During the preparation of the General Plan, the consulting team met with agency representatives to ensure that their input and concerns were heard.
- **Written Comments.** Throughout the General Plan process, written comments were always reviewed and utilized.
- **Board of Supervisor and Planning Commission Workshops.** During preparation of the General Plan, workshops were held with the Board of Supervisors and the Planning Commission to correspond with the release of the Background Report and the Issues and Alternatives Report. These workshops were held to give County decision makers and the public insight on the progress of the General Plan and input on the direction that the General Plan was taking. Input on the Issues and Alternatives Report was especially vital since this document included policy choices on the top 15 issues facing the County. The Board of Supervisors direction on these issues helped frame the direction of the General Plan Goals and Policies Report.
- **Community Workshops.** After release of the draft Goals and Policies Report, the County is planning to hold community workshops in the different geographic areas of the County. These workshops will be held to discuss the changes in the new General Plan and to get public input and questions on the General Plan.
- **Public Hearings/Adoption.** A series of public hearings before the Planning Commission and Board of Supervisors will be held on the draft General Plan. Like the Community Workshops, these hearings will be used to describe the changes proposed in the new General Plan and to receive guidance on revisions needed prior to adoption.



1.5 Environmental Analysis

As required under the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq.), the Board of Supervisors will consider the findings of an environmental impact report (EIR) prior to adopting the General Plan. In order to minimize redundancy, the General Plan and EIR were prepared as a combined document, as allowed under Section 15166 of the State CEQA Guidelines. Linking the General Plan documents by common organization and numbering helps organize the EIR as well. The components of the General Plan taken together meet the CEQA requirements for EIR content and analysis. The Background Report provides the environmental setting, the Goals and Policies Report embodies the project description, the General Plan Summary provides an executive summary of the EIR, and the EIR includes the remaining components required by CEQA. All mitigation measures recommended to reduce the potential environmental impacts of the General Plan below a level of significance are integrated into the policies of the General Plan. Mitigation monitoring, as required under CEQA, will be done by compliance with the General Plan and through annual reports to the Planning Commission and Board of Supervisors on the status of General Plan implementation.

1.6 Using This General Plan

Organization

As stated above, this General Plan includes seven elements, many of which are further divided into related topic areas. To make the elements easier to use and reference, each element is set up with the same structure. Each of the topic areas covered in a given element has five major parts, as follows.

- **Definitions.** This section provides a set of definitions for terms used in the discussion of this topic.
- **Existing Setting.** This section provides a brief summary of the existing conditions in the planning area for a given topic. A detailed discussion on existing conditions can be found under the same section number in the *Inyo County General Plan Background Report*.
- **Issues.** A brief summary of the major issues discovered during the public participation portion of the General Plan program are included to provide a context for the goals, policies, and



implementation measures presented. A more detailed discussion of the major issues identified can be found in the *Inyo County Issues and Alternatives Report*.

- Goals and Policies.** This section contains the goals and policies that will be used by the County to guide future land use decisions. In general terms, a goal is a statement that describes in general terms a desired future condition or “end” state. A goal serves as a general direction-setter. In this General Plan, goal statements will be formatted like the following example. In the black box is the goal’s reference number: “AG” refers to the Agricultural Resources topic area and the “1” means this is the first goal under this topic. Each topic area will have one or more goals.

Example

GOAL AG-1	Provide a viable and diverse agricultural industry in Inyo County. [Conservation & OS Element - A. - Modified Goal 4, Modified Goal 5, Modified Goal 6; M. - Modified Goal 2, Modified Goal 3, Modified Goal 4]
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For each goal, the information in the brackets shows if this goal is a modification of a goal(s) from the existing General Plan or if this is a new goal.

A policy is a statement that guides a specific course of action for decision-makers to use to achieve a desired goal. A policy must be clear and unambiguous; it indicates a commitment of the local legislative body to a particular course of action. The example below shows what a policy statement looks like. In this General Plan, every goal has one or more policies associated with it. The letters and first number (e.g., “AG-1”) shows what goal this policy supports. The final number in the identifier (e.g., “.1”), shows that this is the first policy that supports Goal AG-1.

Example

Policy AG-1.1

Identify Important Agricultural Lands

Support and encourage the identification of important agricultural lands within the County. [New policy]

Similar to the goal statements, the information in the brackets for each policy shows if it was based on a modification of an existing policy, or if this is a new policy statement.



- Implementation Measures.** To ensure that appropriate actions are taken to implement the General Plan, a set of implementation measures are provided. An implementation measure is a specific measure, program, procedure, or technique that carries out plan policies. Following the goals and policies for each topic area, a table is provided that shows the implementation measures. This table lists the implementation, states which policy(ies) this implementation supports, states what County departments or outside agencies are responsible to see this implementation gets done, and provides a timeline for when this implementation will be done.

Table 8-2. Agricultural Resources Implementation Measures

<i>Example</i>	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Work with the NRCS and California Department of Conservation to complete studies needed to identify Prime Farmland and Farmland of Statewide Importance.	AG-1.1 AG-1.3	Agricultural Commissioner Farm Advisor NRCS		■			
2.0	The County shall develop a program to identify Farmland of Local Importance and shall maintain a diagram showing the location of these lands. Primary locations for these lands are in the Owens Valley and Sandy Valley areas.	AG-1.1 AG-1.3	Agricultural Commissioner Farm Advisor		■			


Symbols in the General Plan

In this General Plan, there are two symbols used to point out items of interest to the reader. The first is the information symbol (represented by the symbol “**i**”). This symbol will point to other goals and policies in the General Plan that are closely related to the topic being discussed.

Example

i See also the Goals and Policies in Chapter 9, “Public Safety”



While the entire General Plan requires the active involvement of the County and other agencies, districts, and utilities to ensure its success, the County felt that there were some specific issues that will require significant involvement by an agency, district, or utility in addition to Inyo County. When the issue is primarily a governmental issue, it was included in the Government Element (Chapter 3). For other items that had both a strong government cooperation issue and a topic area issue, the policy was left in the appropriate element/topic area (Chapters 4 through 9). To make sure the reader knows this policy requires a significant interaction by another agency, district, or utility, a  symbol will appear following the policy's title (as shown below).

An example is the desire to complete the 4-lane development of U.S. 395. While this depends greatly on Caltrans working with the County, it is an important Roadways and Highways issue. Therefore, this policy was left in the Roadways and Highways section and marked with the government symbol.

Example

Policy RH-2.1

Improve State Highway 395 in Sections 



2. GUIDE TO INYO COUNTY COMMUNITIES

Inyo County is made up of communities with a unique collection of characteristics that have shaped the County's history and development. Small, isolated ranch settlements and once-thriving historic towns share resources with modern mining/industrial areas and urban residential developments. This broad range in community types is an important factor to be considered in determining an overall direction for the County as stated in this General Plan.

The following is an overview of the communities that make up Inyo County. For each community included, a picture and brief summary of the community is provided. Also listed, where available, is demographic information on population and housing units and a listing of major public facilities and points of interest in and near each community. Due to the small size of some of these communities, accurate demographic data was not always available.

The locations of these communities are shown on Figure 2-1. For each of the community listed below, a number is shown in parenthesis. This number corresponds to the land use diagram that shows a detailed map of the community and shows the General Plan land use designations that apply to that community. Community areas were numbered starting at the north end of Owens Valley and moving south to the Inyo/San Bernardino county line, then continuing in an easterly direction from the Owens Valley to the Nevada state line.

Two populated areas are described in this section that are not subject to the County's General Plan, but impact the County as a whole. One is the City of Bishop (areas within the incorporated city limits) that are directed by the city's general plan. The other is Death Valley National Park, which is managed under the Park's master plan.



Insert Figure 2-1



Aberdeen (14)



View of Aberdeen store and housing.

Halfway between Big Pine and Independence, this commercial resort community includes a mobilehome and RV park, resort accommodations, and camping spaces as well as permanent mobile home spaces. Aberdeen Station, 3 miles to the east, was once a stop on the Carson & Colorado railroad (see description under Laws).

Population: 65 (1980)

Housing Units: 30

Major Public Facilities: None

Public Services and Utilities: Aberdeen is served by a private community water system and relies on individual septic systems for wastewater disposal. The Big Pine Fire District provides fire protection, and education services are provided by the Big Pine School District.

Points of Interest: East of Aberdeen is the intake of the original Los Angeles Aqueduct, built in 1908-1913, where water is diverted from the Owens River to the San Fernando Valley. West of Aberdeen is the popular Taboose Creek trailhead that provides access to the John Muir Wilderness and Kings Canyon National Park.

Alabama Hills (17)



The rugged backdrop of the Alabama Hills has been used in many western films.

This rural neighborhood southwest of Lone Pine is surrounded by federal land and rangeland. During the Civil War, a group of Confederate sympathizers discovered placer gold and named the mine after the Confederate ship *Alabama*.

Population: 190 (1980)

Housing Units: Not available

Major Public Facilities: None

Public Services and Utilities: Water service and sewage disposal are provided by individual wells and septic systems. Some parcels have access to surface water flow for irrigation purposes. The Lone Pine Fire District provides fire protection to the area, and the Lone Pine School District provides for elementary and high school education. Because this area is located within a State Responsibility Area (SRA) zone, the California Department of Forestry has specific requirements for building construction and the installation of fire suppression opportunities within that zone. Additionally, CDF also provides assistance to the Lone Pine Volunteer Fire Department in the event of a wildfire in this area.

Points of Interest: The Alabama Hills Natural Area contains a wide variety of recreational opportunities, including hiking trails, evidence of the fault that caused a destructive earthquake in 1872, granite boulder fields, and creeks (Irwin 1991). The area has long been frequently used by filmmakers because of its unusual geologic structures and “wild west” appearance, and Lone Pine hosts a film festival each October to promote the region’s film connection (Putnam and Smith 1995). The U.S. Bureau of Land Management has designed a self-guided tour of movie landmarks in the area (Lukins 1999e).



Alta Vista-Mustang Mesa (4)



Business located along old Highway 395. Residential uses are located on the mesa above this area.

The rural community of Alta Vista-Mustang Mesa is northwest of Bishop in Round Valley. The area was once prosperous ranch country with irrigation ditches, cattle, orchards, and vineyards. In the nearby Tungsten Hills, placer miners discovered deposits of the heavy white mineral scheelite, which was in much demand during World War I, stimulating considerable mining activity in the area. (Putnam and Smith 1995.)

Population: 200 (1980) **Housing Units:** 64

Major Public Facilities: None

Public Services and Utilities: Police protection is provided by the Inyo County Sheriff's Department at Bishop. Round Valley Elementary School and Bishop Union High School provide the school facilities. The Community lacks formal fire protection, however, the Bishop Rural Fire District and the various federal and state fire agencies respond to fires.

Points of Interest: North of Round Valley are the Volcanic Tablelands, where sparkling pink rock visible in road cuts hints at the volcanic origin of the area's bedrock. The Buttermilk Country, south of Round Valley between the Tungsten Hills and the Sierra Nevada, is a popular recreation area and an important winter range for deer. (Putnam and Smith 1995.) To the east of the community is Pleasant Valley Reservoir, a popular fishing and recreational site. The nearby Owens River Gorge, re-watered in 1990, is popular with rock climbers, birdwatchers, and fishermen.

Arcularius Ranch (2)



Range lands at the foot of the Sierra are used for grazing.

Ten miles northwest of Bishop, this community is a 355-acre working ranch. The residents consist of the family and employees who work the ranch. The only non-ranch facility is the Round Valley Elementary School located at the junction of Round Valley Road and Pine Creek Road.

Population: < 10 (1984) **Housing Units:** 2

Major Public Facilities: Adjacent to Round Valley Elementary School

Public Services and Utilities: Water and wastewater are provided by individual wells and septic systems. Round Valley Elementary School and Bishop Union High School provide the school facilities. There is no formal fire protection; therefore, the community has to rely on outside assistance.

Points of Interest: Sierra foothill vistas and open range lands.



Aspendell (10)



View of aspen forest and residential development typical in Aspendell

Located in Bishop Creek Canyon, 19 miles southwest of Bishop on Highway 168, Aspendell is a rural mountain community. The Cardinal Mine, which began operating on the middle fork of Bishop Creek in 1906, was known as the “World’s Greatest Gold Mine”. The creek has also been used since the early 1900s as a source of hydroelectric power. (Irwin 1991.) The town was named for its surroundings, nestled among aspens and surrounded by waterfalls and fishing streams. Some of this area is designated as a snow avalanche hazard zone.

Population: 240 (1992) **Housing Units:** 83 (1999)

Major Public Facilities: None

Public Services and Utilities: Aspendell is a modern designed subdivision served by paved County roads, private community water and sewer systems, with fire protection provided by the Aspendell Volunteer Fire Department. Bishop Elementary School and Union High School Districts provide K-12 education.

Points of Interest: Cardinal Lodge, aspen forest, Bishop Creek, and Inyo National Forest recreational facilities (located nearby). South Lake, Lake Sabrina, and North Lake each have camping facilities and scenic trailheads that provide access to beautiful glacial lakes, rugged peaks, the Pacific Crest Trail, and the backcountry of Kings Canyon National Park.

Big Pine (13)



View of businesses along U.S. 395.

This urban community 15 miles south of Bishop is made up of the Big Pine townsite; “the Tract”, which consists of the Rolling Green Terrace and Knight Manor subdivisions; and the Big Pine Indian Reservation (not included in population and housing data). A row of Jeffrey (yellow) pines was growing alongside Big Pine Creek to the Owens River when settlers first arrived in 1869. These pines were an important source of wood for early pioneers. The town was named for the last surviving tree, which eventually went the way of its companions. (Irwin 1991, Sowaal 1985.)

Big Pine has a small commercial retail center scattered along Highway 395. Big Pine commercial activity is smaller than normally would be the case for a town or its size because Bishop, 15 miles to the north, provides many services.

Population: 1,158 (1990) **Housing Units:** 548

Major Public Facilities: Library, veterans hall, Big Pine Cemetery, urban greenbelts along creeks and canals, high school, elementary school, County road yard



Residential area in the north end of Big Pine.

Public Services and Utilities: The town and “tract” are served by water and sewer systems. Rolling Green Terrace and Knight Manor subdivisions are served by a piped propane natural gas system. The Big Pine Fire District provides fire protection; a modern well equipped volunteer fire department. The County provides a Sheriff’s substation, library, County road yard, veterans hall and sanatorium (leased to private operators) in Big Pine. The Big Pine School District has a high school and elementary school sited here. The Big Pine Cemetery District maintains two town cemeteries.

Points of Interest: Highway 168 from Big Pine provides access to the Ancient Bristlecone Pine Forest (part of Inyo National Forest), which is a 58,000-acre reserve established to protect the remarkable conifers that are the oldest continuously living organisms on Earth. Some of these slow-growing, gnarled trees are more than 4,000 years old. (Irwin 1991.) Methuselah, one of the oldest, has been dated at 4,700 years (Montgomery 1999). ♦ The Big Pine Volcanic Field, including red cinder cones and dark basaltic lava flows, can be viewed from old U.S. 395 between Big Pine and Independence. ♦ The Palisade Glacier, the largest glacier in the Sierra Nevada, waits for intrepid hikers nestled at 14,000 feet elevation amidst the five rugged peaks of the Palisades. (Putnam and Smith 1995.) ♦ The Owens Valley Radio Observatory, located off Highway 168, includes a 130-foot-diameter radio dish and control room. Occasionally open to the public for tours, the 40-year-old facility is one of the largest solar radio observatories in the world. (Reynolds 1999.) ♦ The adventurous can take the Death Valley Road up over the Inyo and Last Chance Mountains to Scotty’s Castle in Death Valley National Park or drive to Eureka Sand Dunes, the second tallest sand dune in the United States at over 600 feet from base to top.

Birch Creek (14)

This rural residential community 10 miles south of Big Pine is named for the birches that grow in the area. The land pattern consists of parcels ranging in size from 5 acres to 80 acres.

Population: <25 **Housing Units:** 10

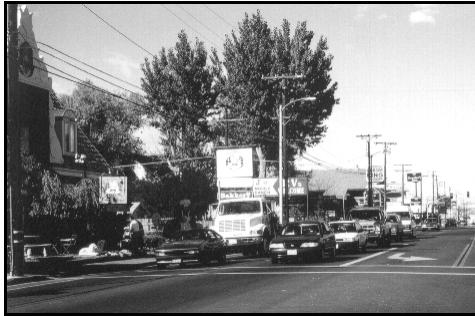
Major Public Facilities: None

Public Services and Utilities: Water and wastewater are provided by individual wells and septic systems. The Big Pine School District provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Rural valley setting with spectacular views of the Sierra, Inyo Mountains, the south side of the Big Pine Volcanic Field, and Tinemeha Reservoir.



Bishop



View of Main Street (U.S. 395) in Bishop.

Bishop is the only incorporated city in Inyo County with a land area of 1.75 square miles. Samuel Bishop came to the area on a cattle drive in 1861 and stayed to build two small cabins and start San Francis Ranch near the site of the present town. Ranching remained an important economic interest in the area for many years, providing beef to nearby mining towns. (Putnam and Smith 1995.) Adjacent to the city are several developed unincorporated areas. See also Dixon Lane/Meadow Creek (6), East Bishop (8), South Bishop (9), and West Bishop (7). The Bishop Paiute Indian Reservation is 8.74 square miles in size and located west of the City of Bishop.

Population: 3,460 - City (1999) and 1,408 Reservation (1990)

Housing Units: Not available

Major Public Facilities: Public access airport, 2 elementary schools, 1 high school, 1 community college (construction of a new community college facility was recently approved)

Public Services and Utilities: Water and wastewater services are provided by the City of Bishop. Bishop Elementary and Union High School Districts provide the school facilities. The Bishop Fire Department provides fire services to the city. Burial services are provided by the Bishop Cemetery.

Points of Interest: Bishop Park offers a visitor center, swimming pool, picnic and barbecue facilities, playground equipment, horseshoe pits and tennis courts. ♦ The Owens Valley Paiute-Shoshone Indian Cultural Center, on the Bishop Paiute Reservation just west of the city, has exhibits that illustrate the way of life of the valley's earlier residents, the Paiute and Shoshone. ♦ Fishing and hiking are popular recreational activities in the area, with Bishop Creek Canyon nearby and Mount Tom, Basin Mountain, and Mount Humphreys towering in the distance. (Putnam and Smith 1995.)

Cartago (19)



Cabin Bar Ranch, outside Cartago.

The rural community of Cartago was once a lakeport and milling center, located on the south shore of the now-dry Owens Lake, 20 miles south of Lone Pine. The town's name, the Spanish word for Carthage, was given by the Southern Pacific Railroad to the train station in 1909 (Sowaal 1985). In the mid-1870s, the *Bessie Brady*, an 85-foot steamer built by James Brady, manager of the Swansea silver-lead smelter at Owens Lake, carried silver ingots from the Cerro Gordo mines in Swansea to Cartago to await shipping by mule teams to Los Angeles. The mine shut down in 1879, and the town began to decline. (Irwin 1991.) A soda plant temporarily revived Cartago during World War I and again in the late 1920s, and evaporation ponds and mounds of white material are still visible (Putnam and Smith 1995).

Population: 90 (1980)

Housing Units: Not available



Major Public Facilities: Solid waste transfer station

Public Services and Utilities: Part of the town is served by a water system operated by a mutual water company. Sewage disposal is accomplished in two ways; part of the town is served by a private community septic system and the rest through individual septic systems. Fire protection is provided by the Olancho Cartago Volunteer Fire Department.

Points of Interest: Historic mill works and birdwatching along the shore of Owens Lake.

Charleston View (29)



Rural residential lots of 2 acres or more are the standard in Charleston View.

The rural residential subdivisions that make up this community were created from Wiley Ranch in the 1960s. The community is located east of Shoshone and 24 miles northeast of Tecopa, near the Nevada-California border along the Old Spanish Trail Highway.

Population: 36 (1990) **Housing Units:** 29 (1992)

Major Public Facilities: None

Public Services and Utilities: Water is provided by individual wells and sewage disposal is accomplished by individual septic systems. Access roads in the community have been upgraded by residents. The area's telephone service relies on cellular service. Death Valley Unified School District provides K-12 education, and the Southern Inyo Fire Protection District provides fire services to the area.

Points of Interest: Nearby Pahrump, Nevada, is one of the fastest growing communities in the United States. This valley has striking views of the contorted layers of the nearby Nopah Range.

Chicago Valley (28)

This small community is 6 miles northeast of Shoshone. The community is served by individual wells and septic systems.

Population: 15 (1984) **Housing Units:** < 10

Major Public Facilities: None

Public Services and Utilities: Water and wastewater are provided by individual wells and septic systems. The area's telephone service relies on cellular service. Death Valley Unified School District provides K-12 education, and the Southern Inyo Fire Protection District provides fire services to the area.

Points of Interest: Isolated desert valley setting.



Chipmunk Canyon (10)

Chipmunk Canyon is a small residential community 7 miles southwest of Bishop. The community site is located on the floor and slopes of Chipmunk Canyon.

Population: < 10 (1984)

Housing Units: < 10

Major Public Facilities: None

Public Services and Utilities: The residents are served by individual water and septic/leach field systems. There is no electric or telephone service. Individual generators provide electricity. Bishop Elementary and Union High School Districts provide K-12 education. The Bishop Rural Fire Protection District provides fire protection to this area.

Points of Interest: Isolated mountain canyon setting with sweeping views of the Sierra and White Mountains.

Coso Junction (22)



Caltrans operates a safety rest area along U.S. 395 at Coso Junction.

Coso Junction, 19 miles south of Olancho, includes a small amount of highway commercial development, mobilehome park, and an alfalfa ranch. The name probably comes from an Indian word for fire. In 1860, the first silver ore in Inyo County was discovered in the nearby Coso Range. (Putnam and Smith 1995). The community contains the existing Coso Junction commercial development.

Population: < 40

Housing Units: < 20

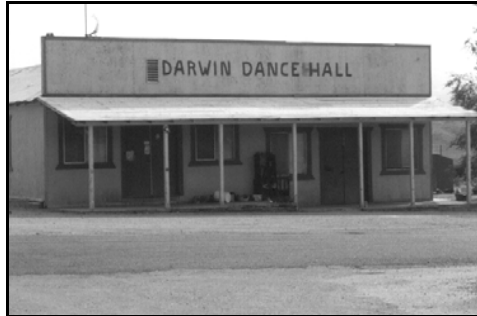
Major Public Facilities: Roadside rest area along U.S. 395

Public Services and Utilities: Water is provided from a community system and wastewater treatment is done with a community septic system. Lone Pine Unified School District provides K-12 education. The Olancho Cartago Volunteer Fire Department provides fire services to the area.

Points of Interest: Coso Hot Springs was once a popular vacation spot, advertised as the "Greatest Natural Radiant Hot Spring in America", have long been an important cultural site for Native Americans (access is now restricted by China Lake Naval Weapons Center). The hot springs are now used as a source of geothermal energy at a facility owned by California Energy Company. (Putnam and Smith 1995.)



Darwin (24)



Once a booming mining town, Darwin today is a quiet rural residential community with a strong sense of community.

Forty miles southeast of Lone Pine is Darwin, a rural residential community that began as a ranch and expanded as a result of silver and lead mining in the mid-1870s. Large-scale mining ended in the 1970s. The town was named after Dr. Darwin French, who led a party into Death Valley in 1860 to search for the legendary Gunsight Lode. (Sowaal 1985.)

Population: 89 (1990) **Housing Units:** 45 (1992)

Major Public Facilities: Solid waste transfer station, post office, community center/dance hall

Public Services and Utilities: Darwin is served by a community water system supplied by Coso Cold Spring. Individual septic and privy systems provide wastewater treatment. Lone Pine Unified School provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Variety of architectural styles and materials in buildings, including a number of historic structures, abandoned mining complex, community center.

Death Valley Junction (27)



The historic Amargosa Opera House is located in the center of the community.

The rural community of Death Valley Junction is 28 miles north of Shoshone at the junction of Highways 127 and 190 and State Line Road. The town formerly was a milltown and served as headquarters for the Pacific Coast Borax Corporation (now U.S. Borax Corporation). The main line of the Tonopah and Tidewater Railroad passed through town, as well as the spur to the Ryan Mines. The town consists of historic adobe buildings from the Borax era; now utilized for the Amargosa Opera House, restaurant and motel. A 1,000-acre parcel on the western edge of the community is proposed to be transferred from the Bureau of Land Management to the Timbisha Shoshone tribe as part of the establishment of a tribal homeland.

Population: < 10 **Housing Units:** < 10

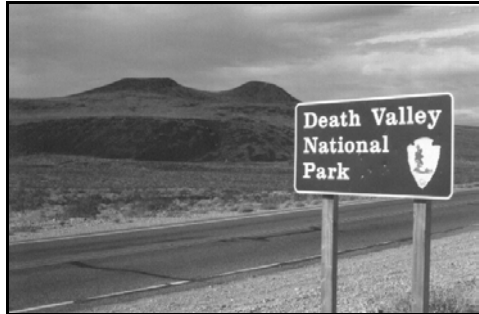
Major Public Facilities: Cemetery south of town off Highway 127

Public Services and Utilities: The town is served by a private water system and collective sewer system. The town cemetery is located along Highway 127, south of town. The Death Valley/Tecopa School District provides K-12 education. The Southern Inyo Fire Protection District provides fire services to the area.

Points of Interest: The historic Amargosa Hotel and Opera House is made of adobe and listed as a National Historic Landmark.



Death Valley National Park



Death Valley is the newest addition to the National Park System. The Park offers visitors a unique travel experience that is very popular with foreign tourists.

The 3-million-acre Death Valley National Park is a land of stark contrasts. Temperatures range from blistering desert heat to icy mountaintop lows. Attractions abound for visitors whose interests are historic (visitor center exhibits, Scotty’s Castle), geologic (sand dunes, bleak desert expanses, isolated streams), altitude (lowest elevation in the Western Hemisphere at Badwater, -282 feet), natural (rare wildlife species, springtime desert blooms), or unique (Devil’s Racetrack). The Park has three residential communities. See Furnace Creek (27), Stovepipe Wells (1), and Panamint Springs (24) descriptions as well. The Fred Harvey Corporation owns and operates the residential areas at Furnace Creek Inn and Ranch.

Population: 679 total, including 95 full-time employees and 14 seasonal employees of the National Park Service (1994) **Housing Units:** Not available

Major Public Facilities: Volunteer fire department, law enforcement, general store, airport

Public Services and Utilities: Water is provided from a community system and wastewater treatment is done with a community septic system in main developed areas. Death Valley Unified School District provides K-12 education. The Park provides its own fire protection.

Points of Interest: Museum, park facilities

Dixon Lane/Meadow Creek (6)



Newer subdivisions, like the one above, are mixed in with older residential developments in this area northwest of Bishop.

This community is a suburb north of Bishop that contains attractive tracts of homes in a wide range of ages, styles, and sizes. Bishop Plaza, a major shopping center, is located adjacent to the area along U.S. 395 and a short distance away in the City of Bishop.

Population: 2,561 (1990) **Housing Units:** 1,020 (1990)

Major Public Facilities: None

Public Services and Utilities: This area is primarily served by a mutual water company and a wastewater system operated by the Eastern Sierra Community Services District. Bishop Elementary School and Union High School Districts provide K-12 education. The Bishop Rural Fire Protection District provides fire services to the area.

Points of Interest: See description under Bishop.



Dunmovin (22)

Dunmovin is a rural community 11 miles south of Olancha. The community consists of unused commercial buildings and a ten-parcel subdivision.

Population: 5 **Housing Units:** <10

Major Public Facilities: None

Public Services and Utilities: Individual wells and septic systems serve the community. The Lone Pine Unified School District provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Rural valley setting with views of the southern Sierra, including Olancha Peak, the Coso Range, the Inyo Range, and Haiwee Reservoir.

Fish Slough (4)

A ranch and a small, rural residential community make up Fish Slough, 4.5 miles north of Bishop. The road to Fish Slough has remained relatively unchanged since it served as the main stage route between Bishop and outlying mining camps in the late 1800s (Irwin 1991). The road provides sweeping views of the Sierra Nevada and the White Mountains, as well as being on the eastern edge of the 760,000-year-old lava flow that formed the Volcanic Tablelands, where active faults have broken and tilted large blocks of the pinkish-tan hardened ash flow. The slough provides a green haven in the midst of the dusty volcanic fields that attracts a wide range of birds and other wildlife. (Putnam and Smith 1995.) A large aggregate mining and processing operation is located at the southern end of Fish Slough.

Population: <10 **Housing Units:** 2

Major Public Facilities: The U.S. Bureau of Land Management has developed plans for interpretive facilities as part of its efforts to improve and protect the unique environmental qualities of the area (Irwin 1991).

Public Services and Utilities: The residents are served by individual water and septic systems. The Bishop Unified School District provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: The area is home to several endangered species, including the Owens pupfish, and is designated by the U.S. Bureau of Land Management as an Area of Critical Environmental Concern. DFG and the Los Angeles Department of Water and Power constructed the Owens Valley Native Fish Sanctuary in Fish Slough in 1969 (Putnam and Smith 1995).



Fish Springs (14)

This town, once a popular resort, is now a rural community with a truck storage and maintenance facility. It is located 7 miles south of Big Pine. The area was an early site where trout were first introduced into California streams and is still a popular fishing region. In the 1860s, small gold mines were worked in the area by water-powered arrastres (Putnam and Smith 1995). California Department of Fish and Game operates the Fish Springs Hatchery in this community.

Population: <10

Housing Units: <5

Major Public Facilities: None

Public Services and Utilities: The residents are served by individual water and septic systems. The Big Pine School District provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Fish Springs State Fish Hatchery, operated by the California Department of Fish and Game is an important fish-rearing facility, providing trout to waters throughout the Eastern Sierra. Tule Elk are often observed in the alfalfa fields surrounding Fish Springs.

Foothill/Boulder Creek (18)



The Boulder Creek RV Park is located along the east side of U.S. 395.

This rural residential community, 2.5 miles south of Lone Pine, consists of the Foothill mobilehome park on the west side of U.S. 395, and Boulder Creek, a mobile home park and RV park on the east side of the highway.

Population: 100 (1980, Foothill)

Housing Units: Not available

Major Public Facilities: None

Public Services and Utilities: A private community septic disposal system and a water system serve Boulder Creek. Individual wells and septic systems serve development in the Foothill area. Lone Pine Unified School District provides K-12 education. The Lone Pine Fire District provides fire services to the area.

Points of Interest: Views of the Sierra, Inyo, and Coso Mountain ranges and Owens Dry Lake.



Furnace Creek (27)



Furnace Creek Ranch is one of several concessions catering to visitors to Death Valley National Park.

This group of neighborhoods is located in Death Valley National Park. Furnace Creek Inn and Ranch is a privately owned resort community, and Furnace Creek is the site of a Timbisha Shoshone village as well as the visitor center for Death Valley National Park. The settlement may have been named by Dr. Darwin French when he and his party explored the central part of Death Valley in 1860, inspired by the unusual warmth of the water in the creek (Sowaal 1985). The National Park Service headquarters and housing for Park employees is located at Cow Creek.

Population: 300-325 employees at Furnace Creek, 45 Timbisha Shoshone tribal members at Furnace Creek and south of Furnace Creek Ranch

Housing Units: Not available

Major Public Facilities: Public access airport at Furnace Creek operated by NPS, gas station, Furnace Creek Post Office, elementary school and County library in Cow Creek next to Park Village complex

Public Services and Utilities: A community septic disposal system and a water system serve Furnace Creek. Death Valley Unified School District provides K-12 education. The National Park provides fire services.

Points of Interest: The Furnace Creek Visitor Center offers exhibits, slide show and film programs, and naturalist-led walks providing information about the area. ♦ The Timbisha Shoshone tribe plans to construct an inn, gift shop, museum, and community center if a federal land transfer is approved by Congress (Lukins 1999b). ♦ The nearby Harmony Borax Works provides an example of a 20-mule team wagon and exhibits on the importance of borax mining to the area since its discovery in the 1870s in Death Valley (Lukins 1999d). ♦ An 18-hole golf course (lowest elevation golf course in the world)

Granite View (18)

The rural residential community of Granite View is 9 miles west of Lone Pine. Sewage disposal is provided by septic systems.

Population: 15 (1984) **Housing:** Not available

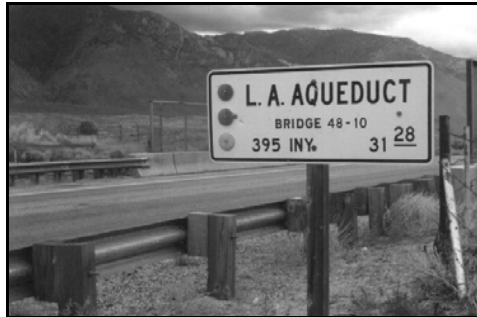
Major Public Facilities: None

Public Services and Utilities: The community is served by individual wells and septic systems. Lone Pine Unified School District provides K-12 education. The Lone Pine Fire District provides fire services to the area.

Points of Interest: Dramatic views of the Sierra and the South Face of Lone Pine Peak.



Haiwee (21)



The LA Aqueduct crosses under U.S. 395 near Haiwee just south of the Lower Haiwee Reservoir.

This widely dispersed residential community, also referred to as Enchanted Lake Village, is located 7 miles south of Olancho and covers 2,100 acres. Before the Los Angeles Aqueduct and North and South Haiwee Reservoirs were built, this area was known as Haiwee Meadows and supported a ranch of 10,000 goats (Putnam and Smith 1995). This community is divided into two sections. One part of this rural community fronts along Highway 395 and the other part sits beside Sage Flat Drive in the foothills of the Sierra.

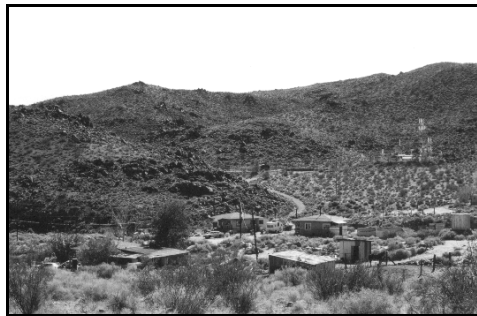
Population: 20 **Housing Units:** < 10

Major Public Facilities: The Haiwee reservoirs are open for limited public recreation access.

Public Services and Utilities: Individual wells and septic systems serve development in this community. Lone Pine Unified School District provides K-12 education. The Lone Pine Fire District provides fire services to the area.

Points of Interest: Built in 1913, Upper and Lower Haiwee Reservoir together form one of the largest collecting basins in the Los Angeles Aqueduct system and offers warm water fishing opportunities (Sowaal 1985). Sage Flat Drive gives access to the South Sierra Wilderness Area via the Olancho Pass trailhead. Local ranchers use the Olancho Pass stock driveway to move their cattle to the large meadows of the Kern Plateau in Tulare County.

Homewood Canyon (25)



Homewood Canyon offers a wide range of home types in a desert canyon setting.

This rural residential community is part of the Trona industrial complex, 8 miles north of Valley Wells in the Argus Mountains. A wide range of housing types on both private lands and leased Bureau of Land Management lands are located in this area.

Population: 133 (1990) **Housing Units:** 57 (1990)

Major Public Facilities: Transfer station for solid waste

Public Services and Utilities: The community is served by individual wells and septic systems. The Trona School District (in San Bernardino County) provides K-12 education. There is no formal fire protection, so residents must rely upon the Trona Fire Department.

Points of Interest: Homewood Canyon is located near the China Lake Naval Weapons Center. Lands west of Homewood Canyon have been designated by the Bureau of Land Management as the Great Falls Basin Area of Critical Environmental Concern because of the presence of endangered species



Independence (15)



The historic County Courthouse is the center for County government in Inyo County.



The historic Mt. Whitney Fish Hatchery (the second largest producer of fish in the state) offers impressive alpine architecture and nicely landscaped grounds for visitors to enjoy.

Independence has been the County seat of Inyo County since 1866. The town's name was borrowed at that time from nearby Fort Independence, which was established on Independence Day 1862 (Sowaal 1985). The town contains several historic buildings, including the Edwards House (built by the town's founder and the oldest structure in Owens Valley), the house of Mary Austin (20th century naturalist and writer), and the Inyo County Courthouse (the fourth courthouse structure), built in 1921. Social, cultural, and recreational centers consist of the Eastern California Museum, Garden Club Building, Veterans Hall, County Parks, a baseball field, and the historic Mt. Whitney Fish Hatchery. The Fort Independence Reservation is located three miles north of town. Other surrounding neighborhoods include Seven Pines and a couple small areas of housing along Oak Creek.

Population: 586 – Independence (1990) 69 – Ft. Independence Reservation (1990)

Housing Units: 254 (1990)

Major Public Facilities: County courthouse and administrative offices, public access airport, elementary school, high school, two cemeteries, jail, juvenile hall, veterans hall, garden club building

Public Services and Utilities: The town provides a wide range of County Services including an airport. The Independence Fire District, a modern equipped volunteer fire department, provides the fire protection. The water system and sewer disposal is provided by a town water system operated by Inyo County and sewer system operated by the Los Angeles Department of Water and Power. The Independence School District has its high school and elementary school based in the town. A large community cemetery is located in town and a historic Jewish cemetery is located north of town also serve the town.

Points of Interest: The Eastern California Museum has exhibits on the pioneer days, the Carson & Colorado Railroad, 19th-century mining operations, the Los Angeles Aqueduct, Paiute-Shoshone culture and artifacts, and Manzanar Relocation Camp (a nearby World War II internment center for people of Japanese ancestry). (Irwin 1991.) ♦ Dehy County Park is the resting place of Engine No. 18, the "Slim Princess" of the Carson & Colorado Railroad, which connected Owens Valley to the outside world from the 1880s until passenger service was halted in the 1930s (freight service operated until 1960). The park also will soon have a nature trail along Independence Creek to the museum (Lukins 1999a). ♦ The historic Mt. Whitney Fish Hatchery was completed in 1917 and, at that time, was one of the world's largest fish-rearing facilities (Irwin 1991). It is still the second largest producer in the state, raising approximately 220 tons of trout annually (Putnam and Smith 1995). Just west of town are the Onion Valley trailheads that access numerous mountain lakes in the John Muir Wilderness and Kings Canyon National Park. To the east of town, desert explorers use Mazourka Canyon Road to access the forgotten mines and trails of the Inyo Mountains.



Indian Ranch (25)

This small community is located 27 miles northeast of Homewood Canyon in Panamint Valley.

Population: 5 (2000)

Housing Units: < 10

Major Public Facilities: None

Public Services and Utilities: Individual wells and septic systems serve development in this community. The Lone Pine Unified School District provides K-12 education for this area. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Indian Ranch is located at the southwestern edge of Death Valley National Park and has dramatic views of both the Panamint and Argus Ranges.

Keeler (19)



This railroad station was part of an active mining community on the shores of Owens Lake.

Keeler, now a rural residential community 14 miles southeast of Lone Pine, was founded in 1880s as a supply center and lakeport for the Cerro Gordo mines that produced 4.5 million ounces of silver. The Los Angeles News on February 2, 1872 stated, "To this city Cerro Gordo trade is invaluable. What Los Angeles now is, is mainly due to it. It is the silver cord that binds our present existence. Should it be unfortunately severed, we would inevitably collapse". Keeler later became the southern terminus for the Carson & Colorado Railroad in 1883 and gained a milling center for the processing of talc and soda ash, as well as a railroad switching station and freight yard. The town benefited when the Cerro Gordo mines were reworked for zinc and lead in the early 20th century. (Irwin 1991.) The town was named after Captain J. M. Keeler, who operated a steamer on Owens Lake in the 1870s (Sowaal 1985).

Population: 127 (1990)

Housing Units: Not available

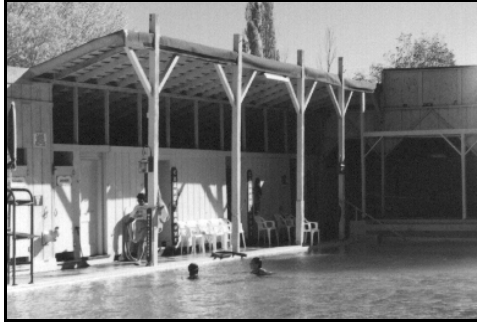
Major Public Facilities: Great Basin Unified Air Pollution Control District facilities

Public Services and Utilities: A network of paved County roads, underlain by the mains of the town water system serves the developed portion of the town. Fire protection is provided by the Keeler Volunteer Fire Department. Sewage disposal is provided by individual septic systems located on small 4,500 square foot townsite lots. Lone Pine Unified School District provides K-12 education. Fire protection is provided by the Lone Pine Volunteer Fire Department.

Points of Interest: The Carson & Colorado train depot is still standing off Highway 136. The Cerro Gordo mine and associated townsite east of Keeler is an important historic site. Today Keeler is the staging area for a massive effort by the City of Los Angeles Department of Water and Power to mitigate blowing dust from the dry Owens Lake.



Keough Hot Springs (12)



Main pool at the Keough Hot Springs Resort.

The hot spring baths around which Keough Hot Springs is centered were built in 1917, and Phillip Keough opened the resort in 1919 (Sowaal 1985). Today, the resort, located midway between Big Pine and Bishop, has both permanent and temporary residents who come to relax in the thermal spring baths. The springs are operated by a private lessee on lands owned by the Los Angeles Department of Water and Power. The geothermal resources at Keough Hot Springs provide for potential applications that might include alternate sources of energy and direct use.

Population: 30 (1999, estimated)

Housing Units: 20 (1999, estimated)

Major Public Facilities: None

Public Services and Utilities: This community is served by a private community well and a mix of community and individual septic systems. Bishop School District provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Artesian hot springs, commercial natural spring water pools

Laws (5)



The Laws Railroad Museum offers a look at the important role the railroad played in Inyo County's development.

Today, Laws is an industrial community 5 miles north of Bishop on SR 6. But in the 1880s, the town grew up around the train station (originally called Bishop Station) that connected Bishop to the outside world on the Carson & Colorado narrow-gauge railroad. Robert J. Laws was the engineer who supervised construction of the line. (Putnam and Smith 1995.) Southern Pacific purchased the line in 1900. Passenger service ended in 1932, and the railroad ceased the last leg of its freight operations, between Laws and Keeler, in 1960. (Irwin 1991.)

Population: Not available

Housing Units: Not available

Major Public Facilities: The Laws Railroad Museum

Public Services and Utilities: Laws is served by a community water system with individual septic systems. Bishop School District provides K-12 education. The Bishop Rural Fire Protection District provides fire services to the area.

Points of Interest: Laws Railroad Museum and Historical Site provides a look at remnants of the Carson & Colorado railroad, including a steam engine, water tower, and several historic buildings (Putnam and Smith 1995).



Little Lake (23)



Once a big tourist destination, the Little Lake Hotel was recently gutted during a fire at the facility.

Located 25 miles south of Olancho, this rural commercial area, once a historic stagecoach and railroad stop, is now the site of a few scattered residential units. Early maps called the resort area, which offered camping and fishing, “Little Owens Lake”, from which its name was derived. Many migrating waterfowl use the lake in spring and fall. (Putnam and Smith 1995.) Little Lake became well known for archaeological work related to the description of Pinto period occupation, with artifacts showing that Native Americans inhabited the area 10,000 years ago (Sowaal 1985).

Population: <10

Housing Units: <5

Major Public Facilities: None

Public Services and Utilities: Individual wells and septic systems serve development in this community. Lone Pine Unified School District provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: The shell of a historic hotel/restaurant/bar, perched on a hill, marks the location of the tourist settlement, named for the privately owned lake (Sowaal 1985). ♦ The Southwest Museum has excavated sites from recent Paiute and Shoshone occupants, as well as evidence of much earlier inhabitants. (Putnam and Smith 1995) ♦ Three miles north of Little Lake is the Fossil Falls Area of Critical Environmental Concern, a geologic remnant created when lava poured into the Owens River channel some 20,000 years ago. At that time, the Owens River overflowed from Owens Lake. Since the glaciers melted at the end of the Ice Age, Owens Lake became a terminus lake and Fossil Falls dried up.



Lone Pine (16 & 17)



Most downtown commercial uses utilize a western theme.



Wide sidewalks and on-street parking encourage people to get out of their cars and walk the downtown.

Lone Pine is the largest unincorporated community in Inyo County, and is located 15 miles south of Independence on U.S. 395. This is the principal commercial center of the southern county. The first settlers, when they established a camp in 1861, named the area for a single tall Jeffrey pine that was later washed out by flooding. Nearby mines brought settlers of many nationalities, including Mexican families and Welsh and Cornish immigrants. The earthquake of 1872 did its worst damage in Lone Pine, where many adobe structures crumbled. Lone Pine is the principal commercial center of South Inyo County, providing a well developed commercial retail center in the central part of town along U.S. Highway 395. A developing strip of Highway Commercial activities occupies the northern and southern approaches to town.

The County maintains a sheriff's substation, library, park, road yard, welfare office, townhall, and airport. Modern equipped districts that include a hospital district, school district (elementary and high school), fire district, and cemetery district also serve the community. The Lone Pine Trustees (an organization of township fathers) provides a large facility on the southwest side of town called the Lone Pine Recreation Grounds. This facility is a multiple purpose public facility that provides a site for: a baseball park; meeting halls for the Boy Scouts of America, Veterans of Foreign Wars, and the Rifle Club; a rodeo grounds arena; and generous amounts of parking.

The Lone Pine Reservation is located south of the town's central business district.

Population: 1,818 – Lone Pine 244 (1990) – Lone Pine Reservation (1990)

Housing Units: 583 (1990)

Major Public Facilities: Public access airport, sheriff's substation, library, park, town hall, South Inyo Hospital, high school, elementary school, Lone Pine Recreation grounds

Public Services and Utilities: Sewer and water service are provided by community systems within both the Lone Pine townsite and western section of Pangborn. Individual wells and septic systems serve the areas outside of the above localities. The Lone Pine Unified School District provides K-12 education. The Lone Pine Fire District provides fire services to the area. Lone Pine Cemetery and the Indian Cemetery provide burial facilities for those in the community and on the reservation alike.

Points of Interest: Lone Pine Park has playgrounds and shaded picnic facilities; improvements are planned, including baseball fields, a skating area, and a new gazebo (Lukins 1999f). ♦ Lone Pine Ranger Station provides wilderness permits and information on recreation in the area. ♦ Diaz Lake has swimming, water skiing, fishing, camping, and picnic facilities; planned improvements include road improvements, new campsites, and a new ranger station (Lukins 1999f). ♦ Every October since 1990, the Lone Pine Film Festival includes movies, arts and craft shows, and tours of movie locations in the nearby Alabama Hills (Putnam



and Smith 1995). A permanent movie history museum is planned (Lukins 1999c), and the U.S. Bureau of Land Management has designed a self-guided tour of movie sites in the Alabama Hills (Lukins 1999e). ♦ Lone Pine also offers views and access to the Mt. Whitney trailhead. The Horseshoe meadows trailhead also provides recreational facilities and access to the lakes, meadows and high peaks of the Kern Plateau and the High Sierra. The Lone Pine Inter-Agency Visitor Center and the Inyo National Forest Ranger Station supply information to the visiting public regarding nearby attractions.

Lone Pine Creek (18)

This community consists of a resort and several vacation homes on 17 acres, 4 miles west of Lone Pine.

Population: < 10 (1984)

Housing Units: Not available

Major Public Facilities: None

Public Services and Utilities: Sewage disposal is provided by septic systems for all developed property. The resort has a water system and the seasonal homes have individual wells. Lone Pine Unified School District provides K-12 education. The Lone Pine Fire District provides fire services to the area.

Points of Interest: Views of the Sierras

Olancha (20)



Crystal Geyser bottles natural spring water at its source in Olancha.

A clay processing mill, Crystal Geyser water bottling plant, and other light industrial facilities operate in the rural community of Olancha, 3 miles south of Cartago at the intersection of U.S. 395 and Highway 190. The surrounding area is used for cattle grazing and alfalfa. The town's name may have originated as the Indian word *Yawlanche*, the name of a Yokuts tribe on the other side of the Sierra Nevada and, before that, a Shoshonean village south of Owens Lake (Sowaal 1985). The owner of the Olancha mine in the Cosos constructed a small mill at this townsite in 1861; later, a way station was located here. During the 1870s, Olancha had large corrals for the mule teams pulling silver from Cartago to Los Angeles. (Putnam and Smith 1995.) Community services based in Olancha consist of a County Sheriff's substation and road yard, elementary school operated by the Lone Pine Unified School District and a town volunteer fire department (responds to calls from Kern County Line north to Cartago). Olancha depends upon individual wells and septic systems for water service and sewage disposal.



Population: 530 (estimate)

Housing Units: 164

Major Public Facilities: Sheriff's substation, two fire stations, visitor center, transfer station

Public Services and Utilities: Development in Olancha is served by a individual wells and septic systems. Lone Pine Unified School District provides K-12 education. The Lone Pine Fire District provides fire services to the area.

Points of Interest: The Olancha sand dunes, between Olancha and Dirty Socks Hot Springs, are located south of the dry bed of Owens Lake. The site has been used to film many movies. (Putnam and Smith 1995.)

Panamint Springs (24)

This resort community, located 1 mile west of the intersection of SR 190 and Trona Wildrose Road, has cabins, a campground, a restaurant, and a gas station.

Population: >10

Housing Units: >5

Major Public Facilities: Caltrans road maintenance yard (abandoned)

Public Services and Utilities: Sewage disposal is accomplished through the use of a septic system. A fresh water pipeline provides a water service to the resort. The water source is near Darwin Falls, four miles away. Lone Pine Unified School District provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: The town is surrounded by Death Valley National Park (see description above). To the west of Panamint Springs is Darwin Falls, a steep canyon with springs and waterfalls supporting lush vegetation in an arid desert climate.



Pearsonville/Sterling Road (23)



Pearsonville lays claim to the title of largest hubcap collection in the world.

This rural community is located on the Inyo-Kern County line in Indian Wells Valley. Andy and Lucy Pearson, who left the San Fernando Valley to open a steakhouse in Owens Valley, founded the relatively recent settlement in 1959. (Sowaal 1985.) Pearsonville is oriented to business generated by highway traffic along U.S. 395. Pearsonville lies to the east of U.S. 395, and the Sterling Road community lies to the west. The residential use currently is located at the southern end of the communities in trailer parks and some limited use of individual parcels. The remainder of the property is vacant.

Population: 57 (1990) **Housing Units:** 31 (1990)

Major Public Facilities: None

Public Services and Utilities: Individual wells and septic systems serve development in the communities. The trailer parks utilize community water systems and septic systems. The Lone Pine Unified School District provides K-12 education. The Pearsonville Volunteer Fire Department provides fire protection.

Points of Interest: Racetrack, nearby China Lake Naval Weapons Center, and the “Worlds Largest Hubcap Collection”

Rocking K Ranch (5)



The Rocking K Ranch area offers large lot residential development with great views of the Sierras.

Rocking K Ranch is a large-lot subdivision characterized by ranchette style homes. This community is located west of the City of Bishop. The community is named for a former guest ranch and resort located on the site.

Population: Not available **Housing Units:** Not available

Major Public Facilities: None

Public Services and Utilities: This area is served by a individual water wells and septic systems. The Bishop Elementary and Union High School Districts provide K-12 education. The Bishop Rural Fire Protection District provides fire services to the area.

Points of Interest: Views of Owens Valley and Sierra foothills. The site of Tungsten City, a former mining town in the early 1900’s is located to the northwest of the community.



Rovana (3)



A former mining town, Rovana had a wide range of public services and recreation facilities.

Rovana, 12 miles northwest of Bishop at the mouth of Pine Creek Canyon, was a “company town” owned by the U.S. Tungsten Corporation (until 1980 Union Carbide) as housing for its employees working at the tungsten mine and mill (now closed). The town’s name comes from an earlier local industrial employer, Round Valley Vanadium. (Sowaal 1985.) Union Carbide provided land and facilities for parks, picnic grounds, ball fields, tennis courts, equestrian and an indoor recreation hall. The County provides an onsite library.

Population: 220 (estimate, 1999)

Housing Units: 96 (1999)

Major Public Facilities: Parks, picnic grounds, ball fields, tennis courts, indoor recreation hall

Public Services and Utilities: Community services within the town include water, sewer, and piped propane. Round Valley Elementary School and Bishop Union High School Districts provide K-12 education.

Points of Interest: Pine Creek Canyon, formed by the convergence of three glaciers, displays remarkable geologic formations and scenic views. The canyon area still has many remnants of the tungsten mining that forms the town’s history, including cabins, tramways, and machinery. (Putman and Smith 1995.)

Sage Flat (12)

The resort community of Sage Flat is located 11 miles west of Big Pine. The residential section is located at the eastern half of the private land consisting of parcels ranging from ½ to 7 ½ acres in size. The Big Pine Trailer Park and campground, a seasonal mountain resort, occupy the western half of the community. This area is located in a snow avalanche hazard zone.

Population: 10 (1984)

Housing Units: < 10 (1984)

Major Public Facilities: None

Public Services and Utilities: The area is served by individual wells and septic systems, with electricity provide by individual gasoline or hydroelectric generators. Big Pine School District provides K-12 education. The Big Pine Fire District provides fire protection to this area.

Points of Interest: Big Pine Trailer Park and Campground with a precipitous and rugged alpine setting



Sandy Valley (29)

The Inyo County portion of Sandy Valley is a rural agricultural community 21 miles west of Interstate 15 and Jean, Nevada. There is no paved access to the community from Inyo County. Turf farming is the dominant use of land in the Inyo County portion of Sandy Valley. Most of Sandy Valley is located in Clark County, Nevada and San Bernadino County, California and is a rapidly growing area characterized by both rural residential and agricultural uses.

Population: <10

Housing Units: 5

Major Public Facilities: None

Public Services and Utilities: Sandy Valley is served by individual wells and septic systems. Death Valley Unified School District provides K-12 education. The community is within the boundaries of the Southern Inyo Fire Protection District. Due to the proximity to Clark County, the first responders for fire, medical, or law enforcement emergencies are from Nevada.

Points of Interest: Isolated agricultural community with a surrounding desert setting

Shoshone (28)



Main commercial area in Shoshone.

The rural community of Shoshone is a community service center for eastern Inyo County. The town is located at the intersection of Highways 178 and 127 north of Tecopa and south of Death Valley Junction. The name, taken from the Native American tribe that inhabited the area, was originally applied to the railroad station when the Tonopah and Tidewater Railroad line was built shortly after 1900 (Sowaal 1985). The town commercial center is located on the north side of the junction along Highway 127. The center has a grocery store, motel, gasoline service station, restaurant, cocktail lounge, and propane supply company.

Population: 100

Housing Units: 87

Major Public Facilities: Public access airport (maintained by Inyo County but no services), sheriff's substation, Caltrans maintenance yard, post office, Death Valley Health Center, elementary school, high school

Public Services and Utilities: The town is served by a gravity flow water system, with an artesian spring field providing the supply. Sewage disposal consists of the use of septic systems. Other community services consist of a County Sheriff's Substation, County road maintenance yard, and airport. The Southern Inyo Fire Protection District provides fire protection with equipment based at Tecopa and Shoshone. The Death Valley Unified School District has an elementary and high school in Shoshone and elementary school in Tecopa Heights. The State highways are maintained by the Caltrans yard in Shoshone.

Points of Interest: Museum, ecologically sensitive areas, historic railroad corridor



Sierra Sky Ranch/Rudolph Ranch (3)



Small community nestled at the base of the Inyo Mountains.

This rural residential community, also referred to as Rudolph Ranch Estates, is located on an 80-acre ranch, 7 miles northeast of Bishop and east of State Route 6. The northern boundary of the community is the Inyo/Mono County line.

Population: 25 (estimated, 1999)

Housing Units: 11 (estimated, 1999)

Major Public Facilities: None

Public Services and Utilities: This community is served by individual wells and septic systems. The Bishop Elementary and Union High School Districts provide K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Views of northern Owens Valley and Sierra and White Mountain Ranges

Sky Rock (10)

Sky Rock is an isolated rural residential community located in the lower elevations of the Sierras, approximately 7 miles west of Bishop along Bishop Creek.

Population: Not available

Housing Units: Not available

Major Public Facilities: None

Public Services and Utilities: This community is served by individual wells and septic systems. The Bishop Elementary and Union High School Districts provide K-12 education. The Bishop Rural Fire Protection District provides fire protection to the area.

Points of Interest: Rural residential setting at the foot of the Sierra, in close proximity to Bishop Creek



South Fork-Mountain View (Habbegger) (10)



Campground/trailer park located at the base of the Sierras.

South Fork-Mountain View is a resort community located three miles from Aspendell in Bishop Creek Canyon (South Fork). The community is composed of both commercial resorts and residential development. Portions of the community are located in a designated snow avalanche hazard zone.

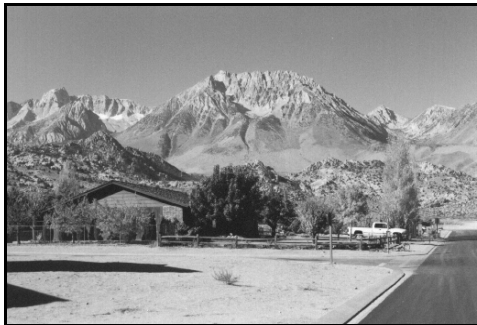
Population: 21 (1990) **Housing Units:** 16-18 (1999)

Major Public Facilities: None

Public Services and Utilities: Sewage disposal is provided by on site septic systems. Water is provided by individual wells for the residential parcels and private water systems at the two resorts (Habbeggars Resort and Bishop Creek Lodge) and Mountain View Estates. The community does not have its own fire protection; therefore, they have to depend upon outside assistance. The Bishop Elementary and Union High School Districts provide K-12 education.

Points of Interest: Outstanding fishing and recreational opportunities along the South Fork of Bishop Creek and at South Lake. This area also offers trailhead access to the John Muir Wilderness.

Starlite Estates (10)



Photograph shows dramatic backdrop created by the Sierras. Only a portion of the Starlite Estates Specific Plan has been developed.

This rural residential community is located on 150 privately owned acres in Inyo National Forest. It is located 9 miles southwest of Bishop off Highway 168.

Population: 156 (1992) **Housing Units:** 57 (1992)

Major Public Facilities: Starlite Park

Public Services and Utilities: This community is served by a community water system and individual septic systems. The Bishop Elementary and Union High School Districts provide K-12 education. The community maintains one fire truck for fire protection.

Points of Interest: Inyo National Forest has many popular areas for tourists and hikers, including portions of the Pacific Crest Trail and the John Muir Trail and miles of scenic drives. (American Automobile Association 1999.) Area offers spectacular views of the Sierra and White Mountain Ranges. The nearby Buttermilk Country is a popular recreation area and an important winter range for deer.



Steward Ranch (12)

Steward Ranch is a working alfalfa ranch with approved but unbuilt subdivisions. It is located 6 miles east of Big Pine on Highway 168. Previous development proposals have been approved in this area.

Population: <10 **Housing Units:** 2

Major Public Facilities: None

Public Services and Utilities: This community is served by individual water wells and septic systems. The Big Pine School District provides K-12 education. The Big Pine Fire District provides fire protection for the area.

Points of Interest: Inyo Mountain Range foothill setting, with spectacular view of the Sierras to the west, including the Palisades Glacier (the southern most glacier on the North American continent).

Stewart Valley (28)

Stewart Valley is a rural residential community and subdivision 22 miles northeast of Shoshone. The only road access to this town is through Nye County, Nevada, near Pahrump.

Population: 20 **Housing Units:** 15

Major Public Facilities: None

Public Services and Utilities: This community is served by a community water system and individual septic systems. The Death Valley Unified School District provides K-12 education. The Southern Inyo Fire Protection District provides fire protection to the area.

Points of Interest: Isolated desert valley nearby to the sprawling community of Pahrump, Nevada.



Stovepipe Wells (1)



Sand dunes, like these on the valley floor, often buried the natural spring here. A length of stovepipe was used to mark its location.

In Death Valley National Park, the NPS operates this resort community, established in 1925. The original Stovepipe Wells site, six miles to the east, was named for a stovepipe that protected the well and showed travelers where to dig if blowing sand had covered it. (Sowaal 1985.)

Population: 90

Housing Units: Not available

Major Public Facilities: Public access airport

Public Services and Utilities: This community is served by a Park Service operated community water system and septic system. The Death Valley Unified School District provides K-12 education.

Points of Interest: Stovepipe Wells historical marker, Mosaic and Marble Canyons, Devils Cornfield, and Death Valley Sand Dunes. See also Death Valley National Park.

Sunland (11)

Three miles south of Bishop, this rural community is located at the site of the Rossi Tungsten mine. Founded in 1908 as a small farming community, it is now primarily owned by the Brown family. One of the ranches that made up the town is now the site of Bishop Golf Course (Sowall 1985).

Population: <20

Housing Units: 7

Major Public Facilities: None

Public Services and Utilities: This community is served by a community water system and individual septic systems. The Bishop Elementary and Union High School Districts provide K-12 education. The Bishop Rural Fire Protection District provides fire protection for this area.

Points of Interest: Views of Sierras, White Mountains, and Owens Valley



Tecopa (29), Tecopa Heights (29), Tecopa Hot Springs (29)



Photograph shows the County's campground facilities in Tecopa Hot Springs. The County's hot spring facilities are located across the roadway.



Inyo County operates facilities oriented around a natural mineral hot spring that are used for relaxation and medicinal purposes.

The rural resort/residential community of Tecopa includes three areas: Tecopa, which serves as the local community center; Tecopa Hot Springs, a winter-oriented resort area; and Tecopa Heights, a residential community. The community is 8 miles southeast of Shoshone. The old mining camp was named before 1892 for a Paiute chief who was held in high regard in the area (Sowaal 1985). The town nucleus is composed of a number of private resorts and a large County park. The commercial resorts provide a mixture of services that include motel, restaurant, hot baths, sauna, laundromat, campground, trailerpark and permanent residential, gasoline sales, etc. The County operates a 40-acre park that features a 340 space campground, restrooms, showers, community center, men's and women's bathhouses along with invalid pool. The County bases an ambulance at the park.

Population: 226

Housing Units: 136

Major Public Facilities: County Parks and Recreation Department offices, County park and baths

Public Services and Utilities: Both the County park and one of the larger privately operated resorts operate their own collective sewer systems. The commercial resorts have water systems. The presence of high mineral content in the water, especially sodium minerals, has resulted in the use of bottled water for domestic use. The Death Valley Unified School District provides K-12 education. The Southern Inyo Fire Protection District provides fire protection for the area.

Points of Interest: Tecopa Hot Springs includes a 40-acre park, County-operated campground, and community center. ♦ Tecopa Heights has a public cemetery and elementary school. ♦ Grimshaw Lake and Amargosa Canyon are nearby recreation areas, and the U.S. Bureau of Land Management has identified the region as an Area of Critical Environmental Concern. A scenic hiking trail can be followed south of town through the dramatic landscape of the Amargosa River Canyon. The nearby China Ranch Date Farm, located in colorful badlands, allows visitors to use their property as another trailhead into the Amargosa River Canyon.



Valley Wells (26)



Valley Wells marked an escape from Death Valley for early travelers, but poor water in the area meant the journey was not yet complete.

This rural community is north of Trona, near the Inyo-San Bernardino County line. It is at the northern end of the Trona industrial complex, site of the world's largest soda and ash mills, which is operated by North America Chemical Company. Limited residential and commercial activity is located in the northern extension of the mill complex. The north portion of the community is developed into a facility that provides recreation to company employees and members of the community and also provides a large well field that supplies the complex with industrial water.

Population: 133

Housing Units: 57 (1990)

Major Public Facilities: Solid waste transfer station, Trona Airport (operated by San Bernardino County)

Public Services and Utilities: Domestic water for the area is piped from Indian Wells Valley and elsewhere. Sewage collection is accomplished by septic systems. The Trona School District (San Bernardino County) provides K-12 education. The community does not have its own fire protection or fire district; therefore, they have to depend upon outside assistance.

Points of Interest: Trona recreational facilities (swimming pool, tennis courts, baseball diamond, tennis courts, and a dry golf course) and located by the Trona-Wildrose County road, which provides access to Panamint Valley and Death Valley National Park.



West Bishop (7), East Bishop (8), South Bishop (9)



A variety of housing types can be found in unincorporated areas surrounding the City of Bishop. Many offer dramatic views of surrounding mountains.

Outside the incorporated limits of the City of Bishop are several community areas that have urban and rural development. Two to four miles west of downtown Bishop is a group of neighborhoods known as West Bishop. This mostly residential area was originally called Avena when it was settled in the mid-1880s (Sowaal 1985). To the other side of Bishop on the east is East Bishop, a mixed residential and light industrial area that includes the largest public airport in the County. On the south end of Bishop is the South Bishop area. See also Dixon Lane/Meadow Creek (6).

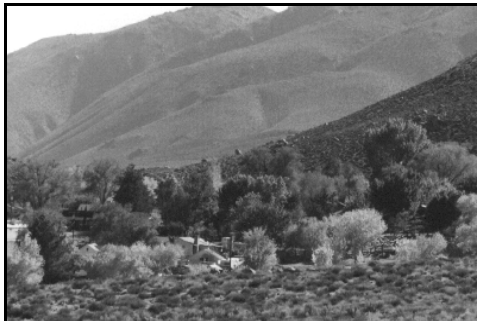
Population: 2,908 (1990, West Bishop only) **Housing Units:** 1,088 (1990, West Bishop only)

Major Public Facilities: Walton Park, Cerro-Coso Community College, Bishop Airport

Public Services and Utilities: Areas in these three community areas that are close to the City of Bishop have access to public and private community water systems with some individual wells, and sewer service provided by the Eastern Sierra Community Services District. Outlying areas utilize individual wells and septic systems. The Bishop Elementary and Union High School Districts provide K-12 education. The Bishop Rural Fire Protection District and the Bishop Fire Department provide fire protection for these areas.

Points of Interest: Neighborhoods of Parkwest, McLaren, Grand View Estates, Sheppard Lane, Deeter Tract. Views of the Sierra and White Mountains and access to the alpine recreation areas of the North and South Forks of Bishop Creek via West Line Street (State Highway 168).

Wilkerson (11)



The "Old Wilkerson" neighborhood is located around natural drainages that support dense tree growth in an area dominated by scrub communities of plants.

This community includes two somewhat distinct neighborhoods referred to as Old Wilkerson and New Wilkerson. It is located 6 miles south of Bishop, 0.5 mile west of U.S. 395 at Collins Road. The "Old Wilkerson Tract", the first development, utilized the artesian springs and high groundwater conditions for shallow wells. The use of individual septic systems on small parcels has resulted in a condition where groundwater supplies are vulnerable to pollution and/or contamination. In addition, the shallow wells and artesian springs are vulnerable to drying up from drought and over draft.

The other tracts have been located downhill and away from the fault zone. As a result, the tracts are served by community wells operated by mutual water companies because not all parcels are sited over aquifers and deep wells are generally too expensive for individuals to afford. The presence of deep aquifers and the use of water systems have made ground water supplies less vulnerable to pollution or contamination from septic systems.



Population: 614 (1990)

Housing Units: 253 (1990)

Major Public Facilities: Community water district storage tanks

Public Services and Utilities: Water service is provided by public and private community water systems for the newer developments and individual wells and/or artesian wells or springs in the older tracts. Sewage disposal is provided by the use of individual septic systems. The Bishop Elementary and Union High School Districts provide K-12 education. The Bishop Rural Fire District provides fire protection, with all but two subdivisions being within the boundaries of the district.

Points of Interest: Range of rural residential opportunities with broad views of the Owens Valley and the Sierra and White Mountain Ranges. Popular hiking and equestrian trails are located along Rawson Creek.

Wright's Forty Acres (2)



Wright's Forty Acres is comprised of dispersed residential development in a rural setting.

Twelve miles northwest of Bishop in Round Valley is the rural community of Wright's Forty Acres. The community is located to the east of Wheeler Ridge, a prominent part of the Sierra Nevada. The community is made up of a large number of parcels smaller than ½ acre.

Population: 140 (1980)

Housing Units: 70 (1980)

Major Public Facilities: None

Public Services and Utilities: This community is served by individual water wells and septic systems. Round Valley Elementary School and Bishop Union High School Districts provide K-12 education for this area. There is no formal fire protection, therefore, the community has to rely on outside assistance.

Points of Interest: Scenic vistas of the Sierras in a pastoral setting.



Please see next page →

3.2 GOVERNMENT

3.2.1 DEFINITIONS

In using this Element, the following definitions will apply:

Board – The Board of Supervisors of Inyo County.

Collaborative Planning Process – A system where all parties involved come together to gain a better understanding of the environment in which they make and implement plans, to gain a full understanding of each other concerns, and to work together as equals to solve issue of common concern.

Coordination – A planning process by which the County and another public agency seek to harmonize the proposed public agency's action with County land use plans, especially the County's General Plan, with the goal of identifying conflicts between the County's and the public agency's land use plans and developing alternatives that are consistent with plans of both the County and the other public agency. The County has sole jurisdiction to interpret consistency and/or inconsistency between the other public agency's plans and the County's General Plan or other County plans. Representatives of the County and the other public agency meet to obtain and exchange information and to obtain consistency between the land use plans of the County and the other public agency to the extent practical.

County – The County of Inyo.

Public Lands – Lands owned, controlled or managed by governmental entities, such as federal, state and city governments.

3.2.2: INTRODUCTION

The County has prepared and adopted this comprehensive long-term General Plan Element for its physical development and of any land outside its boundaries which in the County's judgment bears relation to its planning jurisdiction (Government Code Section 65300).

The Legislature has found that decisions involving the future growth of the state, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed with the framework of officially approved statewide goals and polices directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical social and economic development factors (Government Code Section 65030.1).

It is further the policy of the state and the intent of the Legislature that land use decisions be made with full knowledge of their economic and fiscal implications, giving consideration to short-term costs and benefits, and their relationship to long-term environmental impacts as well as long-term costs and benefits (Government code Section 65030.2). See also Village of Euclid v. Ambler Realty Company (1926) 272 U.S. 365 (71 Lt. Ed. 303); McCarthy v. City of Manhattan Beach (1953) 41 Cal.2d 879; Consolidated Rock Products Company v. County of

Los Angeles (1962) 57 Cal.2d 515, appeal dismissed, 371 U.S. 36. Local planning agencies are mandated and best suited to properly balance all of the environmental impacts of actions that affect local lands, including economic and fiscal impacts.

The Board is well aware that the historical, overriding and predominant goal of the General Plan has been the continuation of a lifestyle which assures quiet enjoyment of private property rights and property interests and assures the highest degree of protection of these rights. Property rights and interests are important to the people who live and work in the planning area. Equally important is the protection of its citizens' use of the public lands. These people are reliant upon the land and its productive use. Multiple use of public lands is a driving force that supports the livelihood of its people, and is critical to the cultural and economic components of its environment.

3.2.3 PUBLIC LANDS

Federal, state and city managed lands make up more than 98 percent of the land mass identified in the General Plan. The County's economy is largely dependent on business and other activities taking place on such land. These activities are inseparably tied to the remaining portion of private land identified in the General Plan in that appropriate uses of private land in the County are affected by plans governing the use of such public lands. The County cannot effectively plan for the appropriate use of private lands in isolation from plans applicable to federal and other public lands in the County; the two are interrelated. It is, therefore, fundamental to the County's responsibility to its citizens to establish principles for the use of public lands within its jurisdiction. Recognizing the effect that the availability and allowed uses of public land has on the economic and social welfare of the population of the County dictates that the County General Plan identify principles for the use of federal lands that support the economic and social welfare of the County's citizens.

Further, the Board does not meet its responsibilities by merely adjusting its County land use plans to accommodate federal land use decisions. As representatives of County residents and for their welfare, there is an affirmative duty of the Board to advocate for allowed uses on federal land that benefit those most affected by federal land use decisions, its citizens. This duty, and the standing to pursue it, is specifically acknowledged in federal laws that require federal land management agencies to coordinate their planning activities with local government. Accordingly, it is a purpose of this chapter to identify uses of federal land and other public land that will best protect and ensure the economic and social welfare of the residents of the County. The Board finds that managing lands to ensure a vital and healthy local community is completely consistent with federal and state law and beneficial to all users of the public lands.

3.2.4 GOVERNING PRINCIPLES

The Board believes it is a fundamental principle of the United States' democratic and constitutional government that members of American communities be provided the means to maintain and enhance the environment and quality of life in their communities. It is fundamental to the concept of self-government that each local community protect the aspects of the local environment and community life that are unique to that community. Accordingly, it has always been the province of local government to regulate land use planning within its jurisdiction to implement the community's desires regarding its environment, including

economic and cultural values. This fundamental ability of a community to organize itself to the benefit of its members is as important to a rural community as it is to a city neighborhood, and the consequences of ignoring it is equally dire to all communities. Where any community is disenfranchised to the extent that decisions that affect its quality of life are made by persons not living in the community, it loses its fundamental rights under our democracy. Decisions regarding the nature of a community should not be made by persons who do not live in the community, do not understand the nature of the community, and who do not suffer the consequences of those decisions. A system that engenders this result risks losing its legitimacy, and cannot but suffer from the disaffection of those who are disenfranchised.

Where a community such as Inyo County, consists to the largest possible degree of public lands, which in many ways are jurisdictionally beyond the control of the local peoples who dwell therein, such a result is an ever present danger. Land use decisions for federal lands are often made by individuals and organizations that are not familiar with the local community and who may reside at distant locations. Local government and residents are better suited and able to assess potential impacts of land use actions than federal agencies. Federal management should never be conducted in such a way that the local community and culture is ignored, or worse, impoverished or extinguished, by decisions made regarding the lands that surround that community and culture. It can never be to the benefit of the nation as a whole to destroy the fabric of any of its individual communities.

The Congress of the United States has recognized these principles entirely. In every statute by which it has authorized the federal executive departments to manage public lands, it has protected existing private rights in the lands and has required executive agencies to coordinate their management with the local community. The Board believes it is inherent in the Constitution of the United States and in all federal land use statutes, that considerations of local populations be incorporated in public land use decisions. There is contained in these statutes the clear direction of Congress that local communities be coordinated with in the management of federal lands so that local land use planning is acknowledged, understood and accommodated. And where federal land use plans are not consistent with local land use plans, such discrepancies must be understood and explained.

3.2.5 EXISTING SETTING

Inyo County consists almost entirely of federal, state and city lands. Sixty percent of the land in the County is wilderness, much located in Death Valley National Park, which means that such lands are not open to exploration or development of resources. Neither may such lands be explored or enjoyed by motor vehicle except on designated roads. Three percent of the land in the County is owned by the Los Angeles Department of Water and Power (LADWP), which manages those lands to the benefit of its citizens and for water supply. Such land is generally not available for development or consumptive use. Approximately 12 percent of the land in the County is National Forest and its use is limited. The remainder of the federal land in the County is managed by the Bureau of Land Management for multiple uses. Taken together, these public lands are such a major portion of the total lands that the planning for these lands have an overriding effect on the planning for the remaining 2 percent of land in the County that is under private ownership.

3.2.6 CUSTOM, CULTURE AND THE ECONOMIC BASE OF THE COUNTY

The history of the County may be summarized by its accomplishments in mineral extraction, livestock, farming, timber, wildlife and the transportation and recreation industries, led by individuals willing to work and develop the resources of the land as it exists today. The settlement of the County was based on the beneficial use of land at a time in history which precedes federal and state regulatory efforts that today could threaten that same custom and culture.

Residents of the planning area have historically and traditionally earned their livelihood from activities reliant upon the development of natural resources and recreation. The economy of the County has always been, and is today, dependent in a large part upon the availability and utilization of natural resources and reasonably accessible water supplies. Either directly or indirectly, the majority of persons employed in the planning area are dependent upon the availability of the County's natural resources and upon access to federal land.

Much of the land that produces the natural resources critical to the economy in the planning area is managed by federal and state agencies or is affected by these agencies. The economy of the County is largely dependent upon commercial and business activities, which include the economic recovery of minerals, the production of energy, agriculture, and recreation. These activities form the base for the economic stability of the County and are inseparably and vitally tied to the viable and effective use of private and public lands.

The Board has initiated the process by creating a Land Use Committee. This Advisory Committee is charged with the task of overseeing the County's relationship with public land agencies so that the Board's purposes and goals are successfully pursued.

3.2.7 GOVERNMENT ISSUES

The following section lists (in no specific order) some of the critical governmental issues that must be addressed in implementing this Element of the General Plan.

- Coordination with federal land managers in the preparation of plans for lands they manage that may impact Inyo County.
- Improving overall communication and coordination between the County and federal, state, local agencies and Native American tribes.
- No further net loss of private land within the County.
- Maintaining the General Plan.

3.2.8 MULTIPLE USE AND COORDINATION WITH FEDERAL AND STATE AGENCIES

This Plan provides a positive guide for the County to coordinate its efforts with federal and state land management agencies in the development and implementation of land use plans and management actions which are compatible with the best interests of the County and its

citizens. The Plan is designed to facilitate continued, revitalized and varied use of federal and state managed lands in the planning area.

The County recognizes that federal law mandates coordinated planning with local governments and positively supports varied uses of federal lands. Such varied uses necessarily include continued maintenance of the historic and traditional economic uses within the planning area. It is the policy of the Board to work consistently to ensure that federal and state agencies inform the County of all pending or proposed actions affecting the planning area and coordinate with the County in the planning and implementation of those actions.

Numerous other provisions of California statutory and decisional law provide standing for the County to call upon state agencies to coordinate their planning efforts with the County. It could only be for such a purpose that the California Legislature established the duty of a county to conduct a comprehensive planning process designed to prepare, implement, review and update a comprehensive general plan to include all land within the boundaries of the County and land outside the County boundaries which bears relation to its planning efforts.

The County does, therefore, call upon federal and state management agencies to coordinate in advance with the County on any proposed action, which will impact those managed lands. Such management agencies are requested to so coordinate their actions by providing to the County in a timely manner, prior to taking official action, a report on the proposed action, the purposes, objectives and estimated impacts of such action, and its economic impact. The planning process is ongoing, and will require the County, through the Land Use Committee, to become involved with analysis and evaluation of all stages of the planning cycles followed by federal and state management agencies.

3.2.9 GOALS AND POLICIES

GOAL GOV-1: WORK WITH AGENCIES, DISTRICTS, UTILITIES, AND NATIVE AMERICAN TRIBES TO PROMOTE CONSISTENCY WITH THE COUNTY'S GENERAL PLAN

Policy Gov-1.1: Plans for Agencies, Districts, Utilities, and Native American Tribes.

The County shall work with federal and state agencies, local districts, utilities (e.g., LADWP), and Native American tribes to ensure that they are aware of the contents of the County's General Plan and work with them to ensure that their plans are consistent with the County's General Plan to the greatest extent possible.

GOAL GOV-2: TO ENSURE PLANNING DECISIONS ARE DONE IN A COLLABORATIVE ENVIRONMENT AND TO PROVIDE OPPORTUNITIES OF EARLY AND CONSISTENT INPUT BY THE COUNTY AND ITS CITIZENS INTO THE PLANNING PROCESS OF OTHER AGENCIES, DISTRICTS AND UTILITIES

Policy Gov-2.1: Continue Participation on Collaborative Planning Effort

The County shall continue its participation in collaborative planning efforts and work to expand participation to all affected government agencies.

Policy Gov-2.2: Public Participation

The County shall work with federal and state agencies, local districts, utilities (e.g., LADWP), and Native American tribes to ensure that the County and the public are involved early in any planning process and that routine feedback and public input is requested.

GOAL GOV-3: TO PROVIDE OPPORTUNITIES FOR THE PRIVATE OWNERSHIP OF LAND BY MAINTAINING AND EXPANDING, WHEN POSSIBLE, THE AMOUNT OF PRIVATELY OWNED LAND AVAILABLE IN THE COUNTY

Policy Gov-3.1: No Net Loss

The County shall work with federal and state agencies, local districts, utilities (e.g., LADWP), and Native American tribes to encourage that land exchanges have a net positive impact on the County. In its evaluation, the County may consider factors such as impacts on the County's tax base and revenues, orderly community growth, future development, future revenues and/or other gains, and impacts on the environment, both natural and created.

Policy Gov-3.2: Private Land Increase

The County shall work with federal and state agencies, local districts, and utilities to find opportunities to expand private land ownership in the County through land transfers and other mechanisms.

Policy Gov-3.3: Land Release Locations

The County shall work with federal and state agencies, local districts, and utilities to target desired locations for land releases to private ownership.

GOAL GOV-4: LAND DISPOSITION, ACQUISITION AND USE POLICIES.

Policy Gov-4.1: Federal Land Dispositions and Acquisitions

It is the policy of the Board that the design and development of all federal and state land dispositions and acquisitions, including land adjustments and exchanges, be carried out to the benefit of the citizens of the planning area to ensure the following.

- a. That the County property tax base shall be maintained unless the Board determines there is an overriding benefit to the County.
- b. That the private property interests including, but not limited to, land patents, drilling rights, mining claims, easements, rights-of-way and forage rights are protected and enhanced.
- c. That residents within the planning area shall suffer no adverse aggregate economic impacts.
- d. That incentives be developed to provide an increase in local economic development by increasing, where possible, the amount of private and non-federal and

non-state land within the planning area.

e. That private use of federal and/or state controlled land within the planning area be increased in order to enhance opportunities for local economic development.

f. That federal and/or state land agencies are discouraged from acquiring any private lands or rights in private lands within the planning area without first coordinating with the County.

g. That federally and/or state managed lands that are difficult to manage or which lie in isolated tracts, or that could contribute to orderly expansion of existing communities should be considered for exchange or sale to private ownership.

h. That the County be notified of, consulted about, and otherwise involved in all federal and state land adjustments in the planning area. The Board may review all proposed changes to determine if the proposals are in the best interest of the County.

i. The Board may review and make recommendations on proposed public land withdrawals for hazardous and non-hazardous waste storage as well as the types of such waste.

j. That before federal and state agencies change land uses, impact studies on land uses are conducted at the expense of the agency proposing the change and necessary mitigation measures adopted in coordination with the County. Impact studies should address community stability, local custom and culture, flood prone areas, access, or any other issue identified as a concern to the County.

k. Due to the extensive state and federal ownership in the County, it is noted that the management of these areas should include: provision for continued and improved access through and within the County; continued provision of public recreational facilities and access; multi-use management where applicable; and interconnection or coordination of state, federal, and local facilities and programs when possible.

Policy Gov-4.2: Economic Development.

With more than 98 percent of the land area of Inyo County owned by the federal, state and city governments, it is clear that the economic viability of the County is inextricably tied to operational decisions made on public lands. Among other policies contained in the Economic Development Element are:

a. The County shall encourage public agencies to develop new tourist serving facilities or otherwise enhance their capacity to serve visitors on the public lands they manage.

b. Encourage public land management and service agencies, including BLM, USFS, National Park Service (NPS), Caltrans, and LADWP to increase their capacity to serve visitors on properties they manage.

GOAL GOV-5: PROTECTION AND DEVELOPMENT OF WATER RESOURCES

Policy Gov-5.1: Water Management

It is the policy of the County to be a part of the planning, development and management of its water resources in coordination with federal, state, and any water managing districts. Resolution 99-43 set forth the County policy on extraction and use of its water resources. That policy is to protect the County's environment, citizens and economy from adverse effects caused by activities relating to the extraction and use of water resources and to seek mitigation of any existing or future adverse effects resulting from such activities. It is further the policy of the County to encourage the following:

- a. That the protection of existing water rights and water uses within the planning area is of primary importance to the County's economic and cultural well-being.
- b. That the County discourages out-of-county water transfers and strongly opposes transfers that do not (i) pass the highest level of scientific analysis in demonstrating minimal impacts to existing water rights and (ii) show a long-term benefit to the socio-economic stability of the County. The groundwater ordinance (Ord. 1004) provides that interbasin or out-of-county transfers of groundwater are only permitted if the proposed transfer will not unreasonably affect the overall economy of Inyo County and not unreasonably affect the environment of Inyo County.
- c. That the Board shall be notified of all state, regional, interstate and federal action that may have any impact on water in the planning area prior to such action being initiated.
- d. That any out-of-basin water transfers be thoroughly evaluated and only be permitted if they are shown to not unreasonably affect the economy and environment of the County. In its evaluation, the County may consider factors such as impacts on the County's tax base and revenues, orderly community growth, development, environment, and/or expansion, future revenues and/or other gains, or characteristics.
- e. That any regional water plan may be assessed and may be considered for inclusion as part of this Plan.
- f. That the County should review all water policies affecting the planning area to determine how they affect the environment, citizens, and economy of the County.
- g. That the County may develop its own water use policy to ensure both water quantity and water quality and to ensure that such policy does not adversely impact water users within the planning area.
- h. That the County may prepare riparian management plans in concert and coordination with landowners and the appropriate federal and state agencies.
- i. That all such proposed actions referred to above should be coordinated with the County as it relates to the General Plan prior to adoption and implementation. It is the

intent of the County to develop, plan and be part of federal, state, and water districts' water planning and management as it affects the planning area's existing and proposed water resources as well as all other natural, cultural, and economic resources.

GOAL GOV-6: PRESERVATION OF AGRICULTURAL RESOURCES

Policy Gov-6.1: Agricultural Policies

It is the policy of the County to protect agricultural land and promote the continuation of agricultural pursuits. The County seeks to ensure all of the following:

- a. Those opportunities for agriculture on federal and state land shall be continued, or expanded at levels consistent with historical custom and culture and the protection of equitable property rights, and sound management practices.
- b. That federal and state governments shall not unreasonably obstruct agricultural opportunities on lands managed by them.
- c. That federal and state land managing agencies coordinate with the County on all matters affecting agriculture on all federal and state managed lands.
- d. That land leased from Los Angeles for agriculture be expanded.

GOAL GOV-7: PROVIDE FOR RECREATIONAL OPPORTUNITIES

Policy Gov-7.1: Recreation Policies

The County supports and encourages varied use of public and private recreational opportunities:

- a. The County requests coordination of federal, state, wildlife and fishery management and enforcement agencies with the County.
- b. The County will work closely with any agency with which it shares jurisdiction.
- c. Off road vehicle use is a significant recreational activity in the County. Existing off-road vehicles use areas should be continued and additional off-road vehicle areas should be developed.
- d. The County approves any retention of revenues proposed under the authority of the Federal Lands Recreation Enhancement Act or similar law.
- e. The County strongly supports and requests continuing maintenance of roads and expansion of motorized access to public lands.
- f. The existing network of off-road vehicle routes on public lands in the County is of paramount importance to the recreational and resource goals of the County. All existing four-wheel and off-highway-vehicle drive routes should be maintained and the resource should be expanded where possible, subject to the avoidance of environmental

or cultural harm. The four-wheel and off-highway-vehicle drive network, as shown on USGS maps and maps referenced in Appendix B, should be preserved.

g. The existing network of hiking, backpacking and stock trails in the Sierra Nevada must be enhanced and protected. Sierra Nevada tourism involving access to the backcountry is a fundamental ingredient to the economic and social health of the County. No existing trail should be closed. Where trails and natural habitat coincide, human use of the trails should be preserved.

GOAL GOV-8: WILDLIFE AND FISHERIES

Policy Gov-8.1: Management of Wildlife and Fisheries

Management of wildlife, including fish, game animals, non-game animals, predatory animals and Threatened, Endangered, Sensitive, Candidate or Management Indicator Species, under all jurisdictions, must be grounded in peer-reviewed science and local input. Wildlife management plans should identify and plan for mitigation of negative impacts to the project area's economy and environment and to private property interests and customary usage rights of its citizens. Therefore, the following are the policies of the County.

- a. The County should cooperate with federal and state agencies who oversee the protection and recovery of federal and state listed threatened, endangered, sensitive or candidate species and their habitat.
- b. The County may adopt local recovery plans as allowed under the Endangered Species Act.
- c. Federal and state agencies shall prepare a plan in coordination with the County before the introduction or re-introduction of any species onto public or private land that is likely to impact the planning area.
- d. The County supports wildlife management that:
 1. Enhances populations of game and non-game species native to the project area.
 2. Recognizes that enhancing non-native game and non-game species may negatively impact native species and rangeland ecosystems.
 3. Increase wildlife numbers where practicable that is not in conflict with existing economic uses or ecosystem health.
 4. Recognizes that large game animals compete for forage and water with other economic uses.
 5. Supports the need for a private property compensation program for certain wildlife damages.

GOAL GOV-9: MINERAL RESOURCES

Policy Gov-9.1: Mineral Resources Policies

The County recognizes that the full development of its abundant mineral resources is desirable and an important component to the economic well being of the County, state and the nation. To encourage the exploration, development and reclamation of these resources, the County encourages the following:

- a. That all mining activities use the best available science and technology to ensure adequate protection of land, air and water resources.
- b. That lands available for exploration for mineral development be expanded, and that access to public lands be maintained, expanded or altered to allow mineral exploration and prospecting activities.
- c. Recognition that over 60% of the lands in the County are Wilderness and unavailable for mining or other consumptive uses. Inyo County cannot afford additions to the Wilderness lands in the County, and should work to remove wilderness study areas and identified roadless areas in the County in order to preserve economic opportunity of federal lands.
- d. Maintenance of mining opportunities on state and federal lands requires the maintenance or expansion of access.
- e. Discourage incompatible developments on lands identified as containing significant mineral resources. Support uses that will not preclude future mining activities.
- f. Highly mineralized areas have been mapped by the State of California; a non-exhaustive listing on many of these maps is included in Appendix B. Mineral exploration, development and extraction are encouraged in these areas.

GOAL GOV-10: ENERGY RESOURCES

Policy Gov-10.1: Development

Development of energy resources on both public and private lands be encouraged with the policies of the County to develop these energy resources within the bounds of economic reason and sound environmental health. Therefore, the Board supports the following policies.

- a. The sound development of any and all energy resources, including, but not limited to geothermal, wind, biomass, and solar.
- b. The use of peer-reviewed science in the assessment of impacts related to energy resource development.
- c. The development of adequate utility corridors necessary for the transmission of newly generated energy.

d. Maintain energy opportunities on state and federal lands maintaining and expanding access

e. Treat renewable energy sources as natural resources, subject to County planning and environmental jurisdiction. Consider, account for, and mitigate ecological, cultural, economic, and social impacts, as well as benefits, from development of renewable energy resources. Consider developing environmental and zoning permitting processes to ensure efficient permitting of renewable energy projects while mitigating negative impacts to county services and citizens, with a goal to ensuring that citizens of the County benefit from renewable energy development in the County.

GOAL GOV-11: ACCESS AND TRANSPORTATION

Policy Gov-11.1: Balanced Transportation

It is the policy of the County to develop and maintain a transportation system that optimizes accessibility and that minimizes the cost of movement within the planning area and connecting corridors consistent with County, state and federal roadways and travel ways; therefore, it is the policy of the County that:

a. Any and all proposed route closures should be coordinated with the County and be highlighted in the appropriate environmental document.

b. Most railroad rights of way have been abandoned. Any remaining railroad right of way being considered for conversion to a different use should be reviewed by the County to determine that the use is temporary and not preclude future railroad use or that it is not viable for future railroad or other transportation use.

c. All routes causing no actual resource damage should remain open.

d. All off-road closure policies must contain adequate exemptions for administrative, management and public functions. These should include but not be limited to:

1. Agency administration.

2. Livestock management.

3. Scientific research.

e. Interagency Notification – The County, when affected by land use planning on public lands, shall be consulted and coordinated with in accordance with all applicable state and federal laws. Federal and state agencies shall coordinate with the County for the purpose of planning and managing lands within the geographic boundaries of the planning area or within the socio-economic sphere of the County.

3.2.10 THE LAND USE COMMITTEE

The land Use Committee shall be comprised of the Environmental Health Director, the Public Works Director, the Water Department Director or their designated representatives and be chaired by the Planning Director or appropriate designated representative.

APPENDIX SECTION 3.2
Appendix A

The references below include but are not all inclusive of codes and regulations requiring federal and state agencies to coordinate their efforts with the local agencies affected by their actions as they exist at the time of drafting this Section:

1. Bureau of Land Management (BLM)

- a. The Federal Land Policy and Management Act, 43 US. Section 1701-1712
- b. Similarly, BLM regulations 43 C.F.R. Section 1601

2. U.S. Forest Service

- a. 16 U.S.C. Section 1604 (a)
- b. Forest Service regulations:

The 1982 Forest Planning Rule (47 FR 43037, Sept. 30,1982, as amended at 48 FR 29122, June 24,1983) described the coordination process. Subsequent Forest Planning Rules have referred to coordination without further description. The 1982 Forest Planning Rule includes the following:

Sec. 219.7 Coordination with other public planning efforts.

(a) The responsible line officer shall coordinate regional and forest planning with the equivalent and related planning efforts of other Federal agencies, State and local governments, and Indian tribes.

(b) The responsible line officer shall give notice of the preparation of a land and resource management plan, along with a general schedule of anticipated planning actions, to the official or agency so designated by the affected State (including the Commonwealth of Puerto Rico). The same notice shall be mailed to all Tribal or Alaska Native leaders whose tribal lands or treaty rights are expected to be impacted and to the heads of units of government for the counties involved. These notices shall be issued simultaneously with the publication of the notice of intent to prepare an environmental impact statement required by NEPA procedures (40 CFR 1501.7).

(c) The responsible line officer shall review the planning and land use policies of other Federal agencies, State and local governments, and Indian tribes. The results of this review shall be displayed in the environmental impact statement for the plan (40 CFR 1502.16(c), 1506.2). The review shall include—

- (1) Consideration of the objectives of other Federal, State and local governments, and Indians tribes, as expressed in their plans and policies;

- (2) An assessment of the interrelated impacts of these plans and policies;
- (3) A determination of how each Forest Service plan should deal with the impacts identified; and,
- (4) Where conflicts with Forest Service planning are identified, consideration of alternatives for their resolution.

(d) In developing land and resource management plans, the responsible line officer shall meet with the designated State official (or designee) and representatives of other Federal agencies, local governments, and Indian tribal governments at the beginning of the planning process to develop procedures for coordination. As a minimum, such conferences shall also be held after public issues and management concerns have been identified and prior to recommending the preferred alternative. Such conferences may be held in conjunction with other public participation activities, if the opportunity for government officials to participate in the planning process is not thereby reduced.

(e) In developing the forest plan, the responsible line officer shall seek input from other Federal, State and local governments, and universities to help resolve management concerns in the planning process and to identify areas where additional research is needed. This input should be included in the discussion of the research needs of the designated forest planning area.

(f) A program of monitoring and evaluation shall be conducted that includes consideration of the effects of National Forest management on land, resources, and communities adjacent to or near the National Forest being planned and the effects upon National Forest management of activities on nearby lands managed by other Federal or other government agencies or under the jurisdiction of local governments.

3. Endangered Species Act

- a. 16 U.S.C. Section 1533
- b. 50 C.F.R. Section 423.16

4. National Environmental Policy Act (NEPA)

- a. 16 U.S.C. Section 4331
- b. 42 U.S.C. Section 4332
- c. 40 C.F.R. Section 1502.16
- d. 40 C.F.R. Section 1506.2

e. 40 C.F.R. Section 1506.2 (d)

5. Historic Preservation Act of 1966 Regulations

a. 36 C.F.R. Section 800.5

6. Clean Air Act

a. 33 U.S.C. Section 1252

7. Soil and Water Resources Conservation Act

a. 16 U.S.C. Section 2003 (b)

b. 16 U.S.C. Section 2008

8. Rural Environmental Conservation Act

a. 16 U.S.C. Section 1508

9. Resource Conservation Act of 1981

a. 16 U.S.C. Section 3411

b. 16 U.S.C. Section 3432

c. 16 U.S.C. Section 3451

d. 16 U.S.C. Section 3455

e. 16 U.S.C. Section 3456(a) (4)

10. Presidential Executive Order 12866- Regulatory Planning and Review (Sept. 30, 1993)

11. Presidential Executive Order 12630 – Governmental Actions and Interference with Constitutionally Protected Property Rights (March 15, 1988)

Appendix B

The following is a non-exhaustive listing of maps indicating the highly mineralized areas of Inyo County:

- **1987 B 1709-C**

Mineral resources of the Nopah Range Wilderness Study Area, Inyo County, California

Armstrong, Augustus K.; Smith, C. L.; Kennedy, G. L.; Sabine, Charles; Mayerle, R. T.

- **1987 B 1709-B**

Mineral resources of the Greenwater Valley Wilderness Study Area, Inyo County, California

Armstrong, Augustus K.; Garrison, M. T.; Frisken, J. G.; Jachens, R. C.; Rains, R. L.

- **1987 B 1709-A**

Mineral resources of the Funeral Mountains Wilderness Study Area, Inyo County, California

Armstrong, Augustus K.; Frisken, J. G.; Jachens, R. C.; Neumann, T. R.

- **1985 B 1708-B**

Mineral resources of the Owens Peak and Little Lake Canyon Wilderness Study Areas, Inyo and Kern counties, California

Diggles, M. F.; Tucker, R. E.; Griscom, Andrew; Causey, J. D.; Gaps, R. S.

- **1985 B 1708-A**

Mineral resources of the Inyo Mountains Wilderness Study Area, Inyo County, California

McKee, Edwin H.; Kilburn, J. E.; McCarthy, J. H., Jr.; Conrad, J. E.; Blakely, R. J.; Close, T. J.

- **1988 B 1705-D**

Mineral resources of the Sacatar Meadows Wilderness Study Area, Tulare and Inyo counties, California

Diggles, M. F.; Frisken, J. G.; Griscom, Andrew; Kuizon, Lucia

- **1987 B 1705-B**

Mineral resources of the Southern Inyo Wilderness Study Area, Inyo County, California

Conrad, James E.; Kilburn, J. E.; Blakely, R. J.; Sabine, Charles; Cather, E. E.; Kuizon, Lucia; Horn, M. C.

- **1943 B 936-Q**
The Coso quicksilver district, Inyo County, California
Ross, C. P.; Yates, R. G.
- **1941 B 922-Q**
Tungsten deposits in the Tungsten Hills, Inyo County, California
Lemmon, D. M.
- **1940 B 922-K**
Antimony deposits of the Wildrose Canyon area, Inyo County, California
White, Donald Edward
- **1987 MF 1913-A**
Mineral resources potential map of the South Sierra Wilderness and the South Sierra Roadless Area, Inyo and Tulare counties, California
Diggles, M. F.
- **1987 MF 1492-D**
Mines and prospects of the Andrews Mountain, Mazourka, and Paiute Roadless Areas, Inyo County, California
Schmauch, S. W.
- **1983 MF 1492-B**
Mineral resource potential map of the Andrews Mountain, Mazourka, and Paiute Roadless Areas, Inyo County, California
McKee, E. H.; Donahoe, J. L.; Blakeley, R. J.; Schmauch, S. W.; Lipton, D. A.; Gabby, P. N.
- **1983 MF 1426-B**
Mineral resource potential map of the Coyote SE and Table Mountain Roadless Areas, Inyo County, California
Elliott, G. S.; Chaffee, M. A.; Capstick, D. O.
- **1983 MF 1411-B**
Mineral resource potential map of the Wheeler Ridge Roadless Area, Inyo and Mono counties, California

Cosca, M. A.; Chaffee, M. A.; Capstick, D. O.

- **1986 MF 1361-F**

Map showing mines and prospects of the White Mountains Roadless Area, Inyo and Mono Counties, California, and Esmeralda and Mineral counties, Nevada

Schmauch, S. W.

- **1983 MF 1361-C**

Mineral resource potential map of the Blanco Mountain and Black Canyon roadless areas, Inyo and Mono counties, California

Diggles, M. F.; Blakely, R. J.

- **1987 OFR 87-11**

Analytical results and sample locality map of heavy-mineral-concentrate samples from the Southern Inyo Mountains (CA-010-056) Wilderness Study Area, Inyo County, California

Detra, D. E.; Kilburn, J. E.; Delaney, T. A.

- **1986 OFR 86-581**

Analytical results and sample locality map of heavy-mineral-concentrate and rock samples from the Greenwater Valley Wilderness Study Area (CDCA-148), Inyo County, California

Adrian, B. M.; Frisken, J. G.; Briggs, P. H.; Crock, J. G.; Conklin, N. M.

- **1986 OFR 86-402**

Analytical results and sample locality map of heavy-mineral-concentrate and rock samples from the Funeral Mountains Wilderness Study Area (CDCD-143), Inyo County, California

Adrian, B. M.; Frisken, J. G.; Bradley, L. A.; Briggs, P. H.; Crock, J. G.

- **1984 OFR 85-512**

Analytical results, geology, and sample locality map of mercury-sulfur-gypsum mineralization at Crater, Inyo County, California

Erickson, M. S.; Marsh, S. P.; Roemer, T. A.

- **1985 OFR 85-215**

Reevaluation of the mineral resource potential of part of the Little Sand Spring Wilderness Study Area, Inyo County, California

Wrucke, C. T.; Marsh, S. P.; Miller, M. S.

- **1985 OFR 85-121**

Analytical results and sample locality map of stream-sediment, heavy-mineral-concentrate, and rock samples from the Little Sand Spring Wilderness Study Area (CDCA-119), Inyo County, California

Detra, D. E.; Marsh, S. P.; Roemer, T. A.

- **1984 OFR 85-34**

Analytical results and sample locality map of stream-sediment and heavy-mineral-concentrate samples from the Little Lake Canyon (CDCA 157) and Owens Peak (CDCA 158) Wilderness Study Areas, Inyo and Kern counties, California

Detra, D. E.; Erickson, M. S.; Tucker, R. E.; Diggles, M. F.; Parduhn, N. L.

- **1984 OFR 84-754**

Mineral resource potential map of the Slate Range Wilderness Study Area, Inyo County, California

Koch, R. D.; Ach, J. A.; Sokaski, Michael; McMahan, A. B.; Rice, W. L.

- **1984 OFR 84-678**

Mineral resources and mineral resource potential of the Panamint Dunes Wilderness Study Area, Inyo County, California

Kennedy, G. L.; Kilburn, J. E.; Conrad, J. E.; Leszykowski, A. M.

- **1984 OFR 84-676**

Analytical results and sample locality map of stream-sediment, heavy-mineral-concentrate, and rock samples from the Nopah Mountain (CDCA-150) and Resting Spring (CDCA-145) Wilderness Study Areas, Inyo County, California

Erickson, M. S.; Smith, C. L.; Detra, D. E.

- **1984 OFR 84-665**

Mineral resources and resource potential of the Wildrose Canyon Wilderness Study Area, Inyo County, California

Conrad, J. E.; Kilburn, J. E.; McKee, E. H.; McCarthy, J. H.; Willet, S. L.

- **1984 OFR 84-638**

Mineral resources and resource potential of the Hunter Mountain Wilderness Study Area, Inyo County, California

McKee, E. H.; Kilburn, J. E.; Conrad, J. E.; McCarthy, J. H.

- **1984 OFR 84-571**

Analytical results and sample locality map of stream-sediment and panned-concentrate samples from the El Paso Mountains Wilderness Study Area (CDCA164), Inyo County, California

Detra, D. E.; Erickson, M. S.; Tucker, R. E.; Diggles, M. F.; Parduhn, N. L.

- **1984 OFR 84-560**

Mineral resources and mineral resource potential of the Saline Valley and Lower Saline Wilderness Study Areas, Inyo County, California

Wrucke, C. T.; Marsh, S. P.; Raines, G. L.; Werschky, R. S.; Blakely, R. J.; Hoover, D. B.; McHugh, E. L.; Rumsey, C. M.; Gaps, R. S.; Causey, J. D.

- **1984 OFR 84-557**

Mineral resources and mineral resource potential of the Little Sand Spring Wilderness Study Area, Inyo County, California

Wrucke, Chester T.; Werschky, R. S.; Raines, G. L.; Blakely, R. J.; Hoover, D. B.; Miller, M. S.

- **1984 OFR 84-84**

Analytical results and sample locality map of stream-sediment and panned-concentrate samples from the Slate Range Wilderness Study Area (CDCA), Inyo County, California

Detra, D. E.; Goldfarb, R. J. ; Weaver, S. C.

- **1983 OFR 84-11**

Analytical results and sample locality map of stream-sediment and panned-concentrate samples from the Inyo Mountains (CDCA 122), Hunter Mountains (CDCA 123), Panamint (CDCA 127), and Wildrose (CDCA 134) Wilderness Study Areas, Inyo County, California

Detra, D. E.; Kilburn, J. E.; Chazin, B.

- **1980 OFR 80-1164**

Lithology and lithium content of sediments drilled in a test hole on Alkali Flat (Franklin Lake), Inyo County, California

Pantea, Michael P.

- **1979 OFR 79-1089**

Lithologic log, lithium content, and mineralogy of sediments penetrated in test boring drilled in Eureka Valley, Inyo County, California

- **1982 OFR 82-380**

Mineral resources of the Buttermilk Roadless Area, Inyo County, California

McKee, E. H.; Iverson, S. R.

- **1958 OFR 58-42**

Structure and ore deposits of the Darwin quadrangle, Inyo County, California

Hall, Wayne Everett

- **1949 OFR 49-37**

The Sally Ann copper area, Ubehebe Peak quadrangle, Inyo County, California

MacKevett, E. M.

- **1945 OFR 45-96**

Pine Creek and Adamson tungsten mines, Inyo County, California

Bateman, P. C.

- **1965 PP 502-A**

The hydrology and mineralogy of Deep Springs Lake, Inyo County, California

Jones, Blair F.

- **1963 PP 408**

Geology of the Cerro Gordo mining district, Inyo County, California

Merriam, Charles Warren

- **1962 PP 368**

Geology and ore deposits of the Darwin quadrangle, Inyo County, California

Hall, Wayne Everett, MacKevett, E. M., Jr.



4.1 INTRODUCTION

California Planning Law establishes the mandatory contents of local general plans. At the same time, it authorizes counties (and cities) to “address any other subjects which, in the judgement of the legislative body, relate to the physical development” of the jurisdiction (Government Code Section 65303). This element covers the mandated land use components of a general plan. In addition, Inyo County has chosen to address public services and utilities as a separate topic area in of the Land Use Element. This topic is central to development of the County and to the provision of services to its residents.

This element identifies goals, policies and implementation measures designed to encourage and allow appropriate development with the adequate provision of public services and utilities. This element is divided into the following topic areas:

- LU Land Use (Section 4.2)
- PSU Public Services and Utilities (Section 4.3)

Each of the topic areas covered in this element has five major parts as follows.

- **Definitions.** This section provides a set of land use definitions for terms used in this element, including a detailed definition of density/intensity standards as used in this General Plan.
- **Existing Setting.** This section provides a brief summary of the existing conditions in the Planning Area. A detailed discussion on existing conditions can be found in Chapter 4 of the *Inyo County General Plan Background Report*.
- **Issues.** A brief summary of the major issues identified during the public participation portion of the General Plan program are included to provide a context for the goals, policies, and implementation measures presented.
- **Goals and Policies.** This section contains the goals and policies that will be used by the County to guide future land use decisions.



- **Implementation Measures.** To ensure that appropriate actions are taken to implement the General Plan, a set of implementation measures are provided.

Land Use Diagrams have been prepared to show the distribution of land use designations within community areas and the large rural land areas outside of the communities. The Land Use Diagrams for this element are bound in a separate book titled "Land Use and Circulation Diagrams", and are incorporated into this element by reference.



4.2 LAND USE

This portion of the Land Use Element defines a set of land use designations, provides diagrams showing the location of each designation in the Planning Area (see the separately bound document titled “Land Use and Circulation Diagrams”), and defines the goals, policies, and implementation measures for land use in the County’s Planning Area.

4.2.1 Definitions

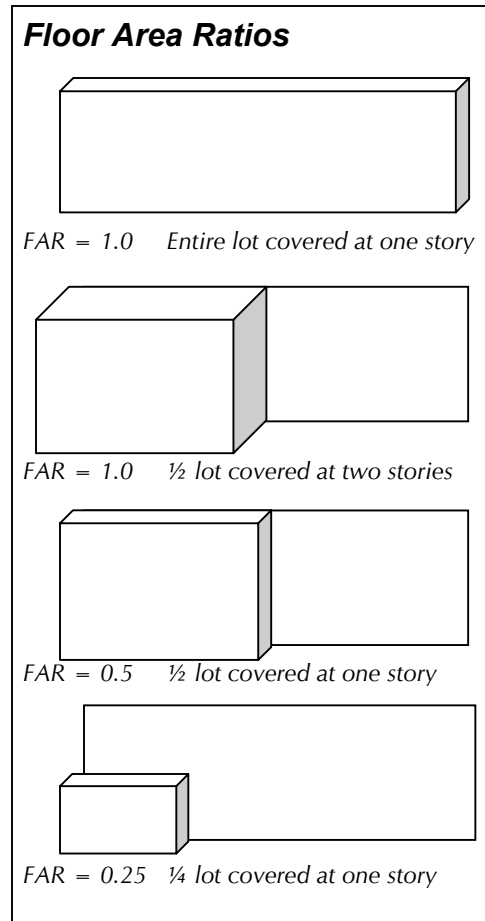
In using this element, the following definitions will apply:

Banked. A term addressing an undeveloped or sparsely developed large parcel of land usually located on the fringe of a community presently devoted to open space uses (agriculture, grazing, etc.). The intent is to designate the banked land in a low-density classification until the time community expansion is needed, whereupon the land use classification could be amended to a more appropriate community classification. See also “urban reserve”.

Federal Flood Zone. An area designated by the Federal Emergency Management Agency (FEMA) as subject to inundation 100-year flood. In theory, it is estimated the area has a one percent chance of flooding in any one year. Other a thirty-year period (life of most mortgages), there is about a thirty percent chance that this level of flooding will occur.

Federal Small Tract Act Of 1938. Congress permitted Federal lands to be subdivided (usually by 640 acre sections) into 5 (five) acre tracts of land and later sold to private individuals for the purpose of developing home sites, small scale “farms”, and businesses. Sale prices initially were as low as \$15. The Federal Government conveyed these subdivisions to the public without benefit of access roads, water systems, utilities, and other amenities usually provided in subdivisions. Many of the subdivisions were placed in localities devoid of quality and quantity of domestic water supplies. Other subdivisions were placed within floodplains. Congress repealed the act in 1976.

Floor Area Ratio. A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel). For example, on a lot with 10,000 net square feet of land area, a FAR



of 1.00 will allow 10,000 gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000 square foot lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet. The diagram to the left shows graphically how various building configurations representing the above FAR examples would cover a lot.

Gross Acreage. The total amount of area within a parcel.

Land Exchange. Where parcels or tracts of land are traded between two or more public agencies, private agencies or private owner(s) or any combination of the above.

Minimum Parcel Size. The smallest unit of land permitted through subdivision within a specific land classification.

Net Acreage. Net acreage is the remainder of land left after land devoted to streets, roads, and utilities are deducted from the parcel.

Urban Reserve. Land designated low density until the time community expansion is needed, whereupon the classification could be amended to a more appropriate designation when additional land for community expansion is needed.

Urban/Rural Community. In the adopted Conservation and Open Space Element of the Inyo County General Plan, this designation was used for those areas where people live, work, and shop in a concentrated location. The classification also applies to areas where development could occur.

Residential Uses and Densities

Standards of development density for residential uses are stated in terms of the allowable range of dwelling units per net acre. For purposes of determining maximum development entitlements, the total area of a particular parcel or lot is calculated. Where public roadways are involved, the total area is determined by subtracting the area dedicated as a public right-of-way; where private roads are involved, the right-of-way is



not subtracted, so the total area is synonymous with the gross area. Where multiple designations are found on a property, the density of each designation is calculated individually.

The policies of this General Plan require that project design reflect and consider natural features, suitability of soils, availability of water, hazards, circulation, and the relationship of the project to surrounding uses. The actual density of residential development and intensity of other development types, as well as lot patterns, will be determined by these and other factors. As a result, the maximum density specified by land use designations or zoning for a given parcel of land may not always be realized.

In order to provide for maximum use of density potential, planned communities or clustered development may be undertaken by special implementation zoning districts. Such zoning provisions permit overall development potential (acreage times density) to be clustered into pockets of higher density development within the project. These are balanced by areas of lower density or open space while not changing the overall development potential of the site. This type of clustering shall be deemed consistent with the intent of this General Plan. Such a program provides for easier mitigation of environmental factors with minimal loss of development potential.

Also pursuant to California Government Code (Sec. 65915 et seq.) the granting of a bonus in density for residential development that provides qualifying low- and/or moderate- income housing shall be permitted, subject to individual project review. As defined by State law, the additional density is to be calculated based on the maximum basic density identified by the Land Use Diagram. No change in the basic permitted density itself shall be necessary for the bonus, provided that the following findings are made:

- the proposal is found to qualify for bonus units under State guidelines; and
- a program for insuring continued use as low and/or moderate-income units is included in any approval.

Where bonus units that have been approved and constructed are proposed to be converted to non- low- or moderate-income use, a General Plan amendment making the Land Use Diagram density and overall (original) project area density consistent with each other shall have been approved before the conversion is permitted.

Under California Government Code (Sec 65852.1), the County also continues to consider use permits for second dwellings for seniors ("granny housing") which, subject to public health and safety issues, shall be deemed a residential use consistent with the single family and multi-family designations of this General



Plan. Such units shall not be considered to exceed the allowable density for the lot upon which they are located.

Departing from the County's past practices, this General Plan specifies residential development standards in terms of a range of dwelling units per acre. In the past, the County's standards specified only the maximum number of units permitted per acre. The difference is that the updated standards also specify a minimum density for residential designations. The new approach responds to the County's Housing Element (adopted in 1992), which includes a policy and a program calling for establishment of minimum residential densities to "limit underutilization of land and maximize development potential". The specification of minimum densities also allows for more certainty with respect to the nature of future development and the overall development pattern. This certainty is critical to effective infrastructure planning and financing in urban areas (e.g., sizing of service lines and treatment facilities and establishing financing mechanisms and fee structures). The specification of minimum residential densities is also valuable to private property interests since it allows for a more definitive determination of the type of development likely to occur or be permitted in a particular area.

Non-Residential Uses and Densities

This General Plan establishes standards of building intensity for non-residential uses such as commercial and industrial development in terms of maximum floor-area ratios (FARs). The FAR standards were developed based on consideration of factors such as sewage disposal methods, parking requirements, and building height needs or limitations. FAR standards can, in turn, assist in assessing such planning questions as potential traffic generation, or sewer and water line needs in areas not yet fully developed.

Some land use designations and types of development may not be wholly compatible with the typical density or FAR approaches. These include commercial RV parks and campgrounds, and resource land use designations such as timberland and agriculture. In the former case, special development conditions can be utilized setting a density ratio of spaces to acreage, rather than residential units per acre. Resource lands are generally focused upon resource production with minimum parcel sizes set for management purposes. Residential development can be viewed as an accessory activity or as not necessary to the primary use and can be limited or prohibited. Structures associated with resource production activities, such as barns, storage, or milling buildings, are also typically secondary.



4.2.2 Existing Setting

Inyo County is the second largest county in California, with a total land area of approximately 10,140 square miles or about 6.5 million acres. But even though the County contains a large land area, the amount of land held in private ownership is very small—only 1.9 percent. A range of federal agencies (91.6 percent), the State of California (3.5 percent), the Los Angeles Department of Water and Power (LADWP) (2.7 percent), and the County/other local agencies/Indian reservation lands (0.3 percent) make up the remaining 98.1 percent.

Within the County, a wide range of planning documents are currently used to guide land use decisions. Private, County, and LADWP lands fall under the guidance of the County's General Plan. In addition, the County has adopted specific plans for the Darwin and Starlight Estates areas, and has an adopted Community Plan for the unincorporated areas surrounding the City of Bishop. For federal lands, each of the major land management agencies has an adopted management plan. Major agencies involved in the County include the National Park Service (Death Valley National Park), the Bureau of Land Management (BLM), U.S. Forest Service (USFS), and U.S. Department of Defense (China Lake Naval Weapons Center). At the time of this update, the USFS was in the process of revising its management plan.

Given the limited amounts of private land available within the County, the transferring of land from agency management to private ownership can have a sizable impact on the County. In addition to LADWP land transfers proposed near several Owens Valley communities, other large land transfers are being considered in the County. Planning for these transfers (guiding locations and land uses) is and will continue to be an important planning issue to be addressed by the General Plan.

4.2.3 Land Use Issues

The following section lists (in no specific order) some of the critical land use issues that must be addressed in implementing this element of the General Plan.

- Guidance on location and potential land uses for proposed or new land transfers



- Growth pressures from development in Nevada (Las Vegas metropolitan area)
- Maintaining existing character of the County
- Maintaining rural communities
- Ensure adequate supply of industrial land
- Support new commercial development in communities
- Encourage tourism within County
- Availability of adequate housing locations and types

4.2.4 Goals and Policies

Land Use Designations

The Land Use Diagrams indicate a variety of land use designations that set the scale, pattern, and types of development for each area of the County. In order to clearly provide a range of opportunities for various lifestyles and economic opportunities, these designations have been grouped into four general categories:

- a. residential,
- b. commercial,
- c. industrial, and
- d. other.

The following goals and associated policies set forth the purpose of each designation appearing on the Land Use Diagrams, according to these four general categories. Table 4-1 below summarizes the residential densities and non-residential intensities allowed in each designation.



Table 4-1. Land Use Designations by Use Type

Land Use Designation	Label	Residential Density	Non-Res. Intensity (FAR)	Minimum Parcel Size
Residential				
Residential High Density	RH	15.1 to 24.0 du/ac	n/a	n/a
Residential Medium-High Density	RMH	7.6 to 15.0 du/ac	n/a	n/a
Residential Medium Density	RM	4.6 to 7.5 du/ac	n/a	n/a
Residential Low Density	RL	2.0 to 4.5 du/ac	n/a	n/a
Residential Very Low Density	RVL	2.0 du/acre	n/a	0.5 acre
Residential Rural High Density	RRH	1 du/acre	n/a	1.0 acre
Residential Rural Medium Density	RRM	1 du/2.5 acres	n/a	2.5 acre
Residential Estate	RE	1 du/ 5 acres	n/a	5.0 acre
Residential Ranch	RR	1 du/10 acres	n/a	10 acre
Rural Protection	RP	1 du/40 acres	n/a	40 acres ³
Commercial				
Central Business District	CBD	7.6 to 24.0 du/ac	1.00	n/a
Retail Commercial	RC	7.6 to 24.0 du/ac ¹	0.40	n/a
Heavy Commercial/ Commercial Service	HC	7.6 to 24.0 du/ac ²	0.40	n/a
Resort/Recreational	REC	1/ 2.5 to 24.0 du/ac ²	0.40	2.5 acre
Industrial				
Light Industrial	LI	n/a	0.50	n/a
General Industrial	GI	n/a	0.50	n/a



Table 4-1. Land Use Designations by Use Type

Land Use Designation	Label	Residential Density	Non-Res. Intensity (FAR)	Minimum Parcel Size
Other				
Open Space and Recreation	OSR	n/a	0.20	40 acres ³
Public Service Facilities	PF	n/a	0.90	n/a
Agriculture	A	1 du/10 acres	0.10/0.25 ⁴	40 acres
Natural Resources	NR	n/a	n/a	n/a
Natural Hazards	NH	n/a	n/a	40 acres ³
State and Federal Lands	SFL	n/a	n/a	n/a
Tribal Lands/BIA	TL	n/a	n/a	n/a

Note: All LADWP land is classified according to its proposed use (e.g., residential, industrial, natural resources).

¹ residential uses are subject to discretionary approval.

² designation intended for mix of tourism-oriented commercial and residential uses, though permanent residential use is permitted.

³ general requirement, but not required in all cases.

⁴ shall not exceed 0.10 with the following exceptions: the FAR for agriculturally-oriented services (e.g. stables, feed stores, silos, etc.) shall not exceed 0.25.

All Land Use Element Classifications

The County recognizes that community expansion should be accomplished through the development of vacant parcels located within and contiguous to existing communities. In practice, this may not be accomplished without the active support of the various state and federal land holding agencies and the City of Los Angeles.

Private lands in the County are a limited resource amounting to less than two percent of the total land area. Private holdings are generally scattered throughout the County and surrounded by a vast sea of public ownership. The communities themselves generally contain large amounts of public land within their



confines. To make matters worse, some public agencies are continually acquiring more private holdings; for instance some 15 percent of all total private holdings in the County have been eliminated since the 1960's.

Programs are needed to acquire public land located within or adjacent to established communities through sale or trade.

General

GOAL LU-1	Create opportunities for the reasonable expansion of communities in a logical and contiguous manner that minimizes environmental impacts, minimizes public infrastructure and service costs, and furthers the countywide economic development goals. Guide high-density population growth to those areas where services (community water and sewer systems, schools, commercial centers, etc.) are available or can be created through new land development, while providing and protecting open space areas. [Existing Goals 1 & 2, revised]
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Policy LU-1.1

Community Expansion

The County shall encourage community expansion to occur in a logical and orderly manner. [Existing Policy 1, revised]

Policy LU-1.2

New Growth

The County shall plan to concentrate new growth within and contiguous to existing communities (e.g., Bishop, Big Pine, Independence, Lone Pine) and expand existing infrastructure as needed to serve these areas. As a secondary priority, the County shall plan to accommodate new growth in existing rural residential communities (e.g., Olancho, Charleston View, Mustang Mesa, Starlite Estates) and ensure the appropriate expansion of existing infrastructure as needed to serve these areas. [New, based on Issues and Alternatives Report, Issue 1, 3a and 3b]

Policy LU-1.3

Southeast Area Growth

The County shall consider the economic impact on County resources of projects in the southeast part of the County along the Nevada border. Such growth may require additional fiscal analysis by applicants for subdivisions to demonstrate the level of fiscal impact. Such growth shall not require extensive County subsidies in providing necessary services. [New, based on Issues and Alternatives Report, Issue 6, 1c]



Policy LU-1.4

Amargosa Valley Growth

The County shall consider the economic impacts on County resources of projects in the Amargosa Valley. Such growth may require additional fiscal analysis by applicants for subdivisions to demonstrate the level of fiscal impact. Such growth shall not require extensive County subsidies in providing necessary services. [New, based on Issues and Alternatives Report, Issue 6, 2c]

Policy LU-1.5

Pahrump Valley Growth

The County shall consider the economic impacts on County resources of projects in the Pahrump Valley. Such growth may require additional fiscal analysis by applicants for subdivisions to demonstrate the level of fiscal impact. Such growth shall not require extensive County subsidies in providing necessary services. [New, based on Issues and Alternatives Report, Issue 6, 3c]

Policy LU-1.6

Sandy Valley

The County shall preserve agricultural and related open space uses on private lands in Sandy Valley and will not designate additional land for rural residential development. [New, based on Issues and Alternatives Report, Issue 6, 4b]

Policy LU-1.7

Community Planning

The County shall encourage broad public participation in the preparation of community vision documents, which can provide additional direction for a community, but must be consistent with the goals, policies, and implementation measures contained in this General Plan. [Existing Policy 2, revised]

Policy LU-1.8

Mixed-Use Development

The County shall allow mixed-use (commercial/residential) development in established communities to maximize housing opportunities. [New, based on Issues and Alternatives Report, Issue 2, 2c]

Policy LU-1.9

Home Occupations

The County shall ensure that land use regulations permit a wide range of home-based businesses in order to attract professionals to the County. [New, based on Issues and Alternatives Report, Issue 3, #5 bullet]

Policy LU-1.10

LADWP Land Holdings 

The County shall encourage the LADWP to inventory its land holdings situated within and adjacent to towns and communities for the purpose of determining parcels and/or acreage for future land sales to the general public; encourage LADWP to continue its on-going land sales program for the Valley towns; and encourage



LADWP to trade its urban and/or community land for private open space lands. [Existing Policies 4, 5, and 6, revised]

Policy LU-1.11

LADWP Land Releases

The County shall designate land uses for proposed LADWP land releases based on a review of the recommendations of the Conference Advisory Committee. [New, based on Issues and Alternatives Report, Issue 7, #1 bullet (alternative language)]

Policy LU-1.12

Other Public Agency Land Holdings

The County shall encourage public entities to inventory parcels and acreage suitable for commercial, industrial and residential purposes for future land sales to the general public, and encourage public entities to conduct land sales and/or exchanges to create new private holdings suitable for commercial, industrial and residential uses. [Existing Policies 7 and 8, revised]

Policy LU-1.13

Manzanar Land Release

The County shall encourage the BLM and LADWP to consider alternatives to the proposed 280-acre Manzanar land release that are closer to the community of Independence. [New, based on Issues and Alternatives Report, Issue 7, #2 bullet]

Policy LU-1.14

Planning for Future Land Releases

The County shall recommend land use designations, or provide guidelines for determining designations for future land releases. [New, based on Issues and Alternatives Report, Issue 7, #3 bullet]

Policy LU-1.15

Buffers

As part of new development review, the County shall require that residential development/districts are protected from non-residential uses by use of buffers or other devices. Landscaping, walls, building/facility placement, and other similar aesthetically pleasing devices are acceptable for this purpose. This does not include residential in mixed-use designations. [Existing Policies 5 and 19, revised]

Policy LU-1.16

Inyo – LADWP Enhancement and Mitigation Projects

All General Plan land use designations shall allow for the implementation of Enhancement/Mitigation Projects and/or mitigation measures as described in the Inyo County-Los Angeles Long Term Ground Water Management Agreement and/or the 1991 Final Environmental Impact Report that addressed that agreement.



Policy LU-1.17 ***Impacts of New Development on Infrastructure Improvements, Public Facilities, and Services***

The impacts of discretionary projects shall be assessed as required by the California Environmental Quality Act and appropriate, feasible, mitigation will be required at the time such projects are approved and as provided by law. Mitigation required for such projects may include the collection of fees to offset impacts to infrastructure, public facilities, and services.

Residential

Residential land use is divided into nine specific designations. The densities listed are based on net, rather than gross, acreage. The residential designations are listed in order of decreasing density with the Residential High Density, and Residential Medium-High Density designations intended to be devoted to multiple family unit development. The next three densities, consisting of Residential Medium Density, Residential Low Density, and Residential Very Low Density are intended for use as single family unit development. The remaining four residential designations are intended for low-density rural communities typically served by individual on-site water wells and septic systems/leach fields.

GOAL LU-2	Assure that all residential development is well planned, adequately served by necessary public facilities and infrastructure, and directed towards existing developed areas. [New]
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Policy LU-2.1 ***Residential High Density Designation (RH)***

This designation provides for single-family and multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 15.1 to 24 dwelling units per net acre. If development occurs at the lower end of the density range, access and project design shall provide for ultimate development at the maximum permitted density. Connection to both an acceptable sewer and water system is mandatory. [New]

Policy LU-2.2 ***Residential Medium-High Density Designation (RMH)***

This designation provides for single-family and multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 7.6 to 15 dwelling units per net acre. If development occurs at the lower end of the density range, access and project



design shall provide for ultimate development at the maximum permitted density. Connection to both an acceptable sewer and water system is mandatory. [New]

Policy LU-2.3

Residential Medium Density Designation (RM)

This designation provides for single-family residential neighborhoods within urban areas, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 4.6 to 7.5 dwelling units per net acre. Connection to both an acceptable sewer and water system is mandatory for new subdivisions. [New]

Policy LU-2.4

Residential Low Density Designation (RL)

This designation provides for single-family residential neighborhoods adjacent to existing communities or rural residential communities, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 2.01 to 4.5 dwelling units per net acre. Connection to, or development of, a water system and a sewer system acceptable to the Inyo County Environmental Health Services Department is mandatory for new development. These requirements may be satisfied by the development of, respectively, an individual well or an individual septic system if approved by the Inyo County Environmental Health Services Department. However, connection to an existing sewer system and connection to a State Small¹ or Public Water System² (as those terms are defined in the "California Safe Drinking Water Act") is, where feasible, mandatory for any new development.

Policy LU-2.5

Residential Very Low Density Designation (RVL)

This designation provides for large-lot single-family housing, public and quasi-public uses, and similar and compatible uses. Residential densities shall be a maximum of 2 dwelling units per acre, with a minimum parcel size of 0.5 acres. This designation is intended to provide a transition between the above designations and the rural residential designations listed below. Connection to, or development of, a water system and a sewer system acceptable to the Inyo County Environmental Health Services Department is mandatory for

¹ California Health and Safety Code Section 116275(n) defines a "State small water system" as, "a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year."

² California Health and Safety Code Section 116275(h) defines a "Public water system" as, "a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year."



new development. These requirements may be satisfied by the development of, respectively, an individual well or an individual septic system if approved by the Inyo County Environmental Health Services Department. However, connection to an existing sewer system and connection to a State Small³ or Public Water System⁴ (as those terms are defined in the "California Safe Drinking Water Act") is, where feasible, mandatory for any new development.

Policy LU-2.6

Residential Rural High Density Designation (RRH)

This designation provides for large-lot single-family housing in rural residential neighborhoods, public and quasi-public uses, and similar and compatible uses. Residential densities shall be a maximum of 1 dwelling unit per acre, with a minimum parcel size of 1.0 acre. This designation is to be used around the fringes of urban communities where large parcel sizes are preferred, and for those rural communities that lack complete sewer and water systems. Individual water wells and individual sewage disposal systems are allowed, but community water systems are encouraged. [New]

Policy LU-2.7

Residential Rural Medium Density Designation (RRM)

This designation provides for large-lot single-family housing in rural residential neighborhoods, public and quasi-public uses, and similar and compatible uses. Residential densities shall be a maximum of 1 dwelling units per 2.5 acres. This designation is used around the fringes of urban communities where large parcel sizes are preferred, and for those rural communities that lack complete sewer and water systems. Individual water wells and individual sewage disposal systems are allowed, but community water systems are encouraged. [New]

Policy LU-2.8

Residential Estate Designation (RE)

This designation provides for very large-lot single-family housing in rural residential neighborhoods, public and quasi-public uses, and similar and compatible uses. Residential densities shall be a maximum of 1 dwelling unit per 5 acres. This designation is used in rural areas where the open characteristics of an area

³ California Health and Safety Code Section 116275(n) defines a "State small water system" as, "a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year."

⁴ California Health and Safety Code Section 116275(h) defines a "Public water system" as, "a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year."



are to be maintained and where services are minimal. The designation can also be used for areas located on the fringes of communities that are to be held as urban reserve areas for future long-term expansion of the community. Individual water wells and individual sewage disposal systems are allowed. [New]

Policy LU-2.9

Residential Ranch Designation (RR)

This designation provides for very large-lot single-family housing in rural residential neighborhoods, public and quasi-public uses, and similar and compatible uses. Residential densities shall be a maximum of 1 dwelling unit per 10 acres. This designation is to be used in rural areas where the open characteristics of an area are to be maintained and where services are minimal. The designation can also be used for areas located on the fringes of communities that are to be held as urban reserve areas for future long-term expansion of the community. Individual water wells and individual sewage disposal systems are allowed. [New]

Policy LU-2.95

Rural Protection Designation (RP)

This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, low intensity agriculture including grazing, park and other low-intensity recreation, wildlife refuges, hunting and fishing preserves, horse stables, cemeteries, greenbelts and similar and compatible uses. The minimum parcel size is generally 40 acres. Residential use is limited to one single family home per 40 acre or larger parcel. [New, Revised December 2004]

Policy LU-2.10

Orderly Growth

The County shall require that residential development occur in a logical and orderly manner. This would include encouragement of developing the vacant land or redevelopment within a community and/or the development of vacant land contiguous to a developed community. [Existing Policy 11, revised]

Policy LU-2.11

Approved Development

The County shall preserve the right of property owners to construct houses on all legally created parcels with a General Plan designation that allows residential uses, unless the County determines that such development would be detrimental to public health, safety or welfare. [Existing Policy 1, revised]

Policy LU-2.12

Planned Unit Development

The County shall allow "Planned Unit Developments" to be developed in all nine residential designations of the Land Use Element, providing the minimum gross area size of four acres is met and the upper density



ceiling is not exceeded, with the exception of where the Board of Supervisors grants a “density bonus”.
[Existing Policy 5, revised]

Policy LU-2.13

Environmental Constraints

The County shall carefully evaluate sites proposed for residential development considering all hazardous and non-hazardous environmental constraints such as floodplains, faults, landslide hazards, avalanche and sensitive environmental factors such as winter deer range. [Existing Policy 15, revised]

① See also the Goals and Policies in Chapter 9, “Public Safety”

Policy LU-2.14

Access

The County shall require that adequate vehicle access is provided to all neighborhoods and developments consistent with the intensity of residential development. [Existing Policy 16, revised]

Policy LU-2.15

High Capacity Streets

The County shall discourage high capacity streets that could carry high speed, high volume through-traffic from passing through residential neighborhoods. In those cases where such a street is necessary, the street and adjoining residential development should be designed to mitigate the adverse effects on residential neighborhoods. [Existing Policy 17, revised MA]

Policy LU-2.16

Public, Quasi-Public, and Supporting Uses

The County may permit the siting of churches, schools, child care, social institutions, cultural institutions and/or activities, parks and recreation facilities, greenbelts, and similar public facilities within a residentially-designated area. The County may permit the siting of public facilities and utility system components in lands designated as NR. These uses are allowed so long as these uses are designed and operated in a manner that does not adversely impact the residential areas. [Existing Policy 13, revised]

Policy LU-2.17

Home Occupations

The County shall encourage home occupations (small scale commercial activities and uses). Such commercial activities and uses located in residential areas shall be permitted only when they do not negatively impact the residential character of the neighborhood in which the activity takes place. [Existing Policy 20, revised]



Commercial

GOAL LU-3	Provide commercial land uses that adequately serve the existing and anticipated future needs of the community and surrounding environs. [Existing Goal 3]
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Policy LU-3.1

Central Business District Designation (CBD)

This designation provides for commercial uses such as small retail sales and personal service shops; offices; food services; travel and transportation services such as hotels/motels and gas stations; entertainment centers; recreation facilities; medical centers and services including convalescent hospitals; multi-family residential uses (including single units that are part of a commercial entity); public and quasi-public uses; and similar and compatible uses in the central areas of communities along main thoroughfares. The FAR shall not exceed 1.00. Residential densities shall be in the range of 7.6 to 24 dwelling units per net acre. [New]

Policy LU-3.2

Retail Commercial Designation (RC)

This designation provides for retail and wholesale commercial uses, service uses, offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. Residential uses in this designation shall be subject to discretionary review and approval. Residential densities shall be in the range of 7.6 to 24 dwelling units per net acre. [New]

Policy LU-3.3

Heavy Commercial/Commercial Service Designation (HC)

This designation provides for land extensive commercial, commercial services, and bulk storage and warehousing uses, public and quasi-public uses, and similar and compatible uses. The standard FAR for this designation is .40, but may be increased under certain circumstances with a Conditional Use Permit up to 1.0. Residential uses in this designation shall be subject to discretionary review and approval. Residential densities shall be in the range of 7.6 to 24 dwelling units per net acre. [New]

Policy LU-3.4

Resort/Recreational Designation (REC)

This designation provides for a mixture of residential and recreational commercial uses, such as resorts, recreational facilities, motels, campgrounds, trailer parks, restaurants, general stores, service stations, and similar and compatible uses. This designation is oriented toward tourist use, however, it also permits permanent residential use and public and quasi-public uses. The FAR shall not exceed 0.40. The base



residential density shall be 1 du/25 acres. Clustering of residential units is encouraged, with density of developed area allowed up to 24 du/net acre. [New]

Policy LU-3.5

Commercial Areas

The County shall recognize the Central Business District and Commercial Retail area of a community as the dominant commercial center for the surrounding trade area. [Existing Policy 1, revised]

Policy LU-3.6

Access and Parking

The County shall require adequate access, parking and loading areas to be provided for all commercial development. [Existing Policy 4, revised]

① See also the Policies under Goal OCT-1.

Policy LU-3.7

Preservation of Retail Services

The County shall support the preservation of retail establishments in smaller communities to provide local services. [New, based on Issues and Alternatives Report, Issue 4, #2 bullet]

Policy LU-3.8

New Retail Development

The County shall support new retail developments in the smaller communities to fill specific gaps in retail services. [New, based on Issues and Alternatives Report, Issue 4, #3 bullet]

Policy LU-3.9

Central Business District Standards

The County shall require the Central Business District to adhere to the following standards:

- a. Commercial facilities and uses should be compatible in use, character and size to the trade area they are intended to serve.
- b. The commercial uses should be concentrated rather than scattered along the roadside.
- c. Adequate off street parking, close enough to encourage pedestrian traffic, should be present. When the amount of on-site parking is not sufficient, means should be found to secure additional convenient off-street parking space.
- d. High priority shall be given to maintaining traffic safety and a safe circulation pattern.



- e. Adequate water supplies and sewage treatment facilities shall be required. Certain commercial developments may need to provide on-site secondary level treatment of the generated sewage or connect to an existing sewage treatment plant depending on the amount of sewage generated and the density of development. [Existing Policy 2, revised]

Industrial

GOAL LU-4	Provide appropriate types of industrial land uses that adequately serve the existing and/or future needs of the community and surrounding environs, and to promote and attract forms of non-polluting light industry. [Existing Goals 4 and 7, revised]
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Policy LU-4.1

Light Industrial Designation (LI)

This designation provides for industrial parks, warehousing, light manufacturing, public and quasi-public uses, and similar and compatible uses where there are no significant air, odor, water, visual or hazard issues. The standard FAR for this designation is .50, but may be increased under certain circumstances with a Conditional Use Permit up to 1.20. [New]

Policy LU-4.2

General Industrial Designation (GI)

This designation provides for a full range of manufacturing, processing, assembling, research, wholesale and storage uses, trucking terminals, railroad facilities, public and quasi-public uses, and similar and compatible uses with a high or heavy intensity of use where there is a potential for nuisance on surrounding land. The standard FAR for this designation is .50, but may be increased under certain circumstances with a Conditional Use Permit up to 1.20. [New]

Policy LU-4.3

Adequate Water and Sewer Facilities

The County shall require industrial sites to be served with adequate water service and sewage disposal facilities. Certain industrial developments may need to provide on-site secondary level treatment of the generated sewage or connect to an existing sewage treatment plant depending on the amount of sewage generated and the density of development. There are certain industrial wastes not compatible with sewage



wastes, therefore some industrial facilities may need to provide separate treatment and disposal facilities for any generated industrial waste. [Existing Policy 2, revised]

Policy LU-4.4

Pollution Standards

The County shall require that all industrial uses use the most recent air, water, and noise pollution standards. [Existing Policy 4, revised]

Policy LU-4.5

Residential and Commercial Uses

The County shall permit residential uses within an industrial classified area only for caretaker or superintendent of the enterprise. Commercial uses similar in character to the industrial use, particularly the Heavy Commercial uses, may be compatible in industrial designations. [Existing Policy 6, revised]

Policy LU-4.6

Circulation and Safety

The County shall give high priority to maintaining traffic safety and a safe circulation pattern for all industrial uses. For residential areas, the County shall require that industrial related traffic is routed out and away from residential neighborhoods. [Existing Policies 3 and 18, revised]

Policy LU-4.7

Access and Parking

The County shall require industrial development to have direct vehicle access to a publicly maintained roadway. The industrial site itself should be designed with adequate parking and loading areas. Visitor parking should be situated where it is safe and does not interfere with the operation of the facility. [Existing Policy 7, revised]

① See also the Policies under Goal OCT-1.

Policy LU-4.8

Planned Development


The County shall encourage planned development and other flexible development techniques for any large or general industrial development. [Existing Policy 8, revised]

Policy LU-4.9

Landscaping

The County shall require landscaping to screen industrial uses where necessary. [Existing Policy 9, revised]



Policy LU-4.10 **Industrial Land Availability** 
The County shall, where possible, maintain a suitable amount of land designated for industrial uses in each community. The industrial areas should, where feasible, provide a choice of sites. [Existing Policy 10, revised]


Policy LU-4.11 **Land Releases and Exchanges** 
The County shall pursue opportunities for industrial development on land made available through LADWP and federal government land releases and exchanges. [New, based on Issues and Alternatives Report, Issue 12, #2 bullet]

Other

The designations in the countywide category have broader applications that may occur anywhere in the County. These include general provision for public facilities of varying types throughout the County, natural resource areas, and public lands.

GOAL LU-5	Provide adequate public facilities and services for the existing and/or future needs of communities and their surrounding environs, and to conserve natural and managed resources. [New]
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Policy LU-5.1 **Open Space and Recreation Designation (OSR)**
This designation provides for existing and planned public parks, ball fields, horse stables, greenbelts, and similar and compatible uses. The FAR shall not exceed 0.20. The minimum parcel size is generally 40 acres. [New]

 See also Policy LU-2.16, “Public, Quasi-Public, and Supporting Uses”.

Policy LU-5.2 **Public Service Facilities Designation (PF)**
This designation provides for areas owned by public agencies such as County or State agencies and local districts, or by quasi-public organizations, that serve as significant public facilities such as schools, airports,



hospitals, solid waste facilities, correctional facilities, cemeteries, and similar and compatible uses. The FAR shall not exceed 0.90.

Policy LU-5.3

Agriculture Designation (A)

This designation provides for agricultural uses on land that is suited by soils and water resources to the production of food and fiber on a regular and sustained basis, limited agricultural support services, agriculturally-oriented services, agricultural processing facilities, public and quasi-public uses, and certain compatible nonagricultural activities. Residential uses associated with the agricultural use are allowed at a maximum density of 1 du/40 acres. The FAR for nonresidential uses shall not exceed 0.10 with the following exceptions: the FAR for agriculturally oriented services (e.g. stables, feed stores, silos, etc.) shall not exceed 0.25. [New]

Policy LU-5.4

Natural Resources Designation (NR)

This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, and recreational uses. [New]

Policy LU-5.5

Natural Hazards Designation (NH)

This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the protection of the community from natural hazards such as avalanches, floods, and seismic hazards. Allowed land use provides for the preservation of natural resources, the managed production of resources, low intensity agriculture including grazing, park and other low-intensity recreation, wildlife refuges, hunting and fishing preserves, horse stables, cemeteries, greenbelts and similar and compatible uses. Any land use is subject to natural hazards mitigation requirements. The minimum parcel size is generally 40 acres. Residential use is limited to one single family home per 40 acre or larger parcel. [New, Revised December 2004]

Policy LU-5.6

State and Federal Lands Designation (SFL)

This designation applies to those State- and Federally-owned parks, forests, recreation, and/or management areas that have adopted management plans. [New]

Policy LU-5.7

Tribal Lands/BIA Designation (TL)

This designation applies to those Native American lands held in trust by the Bureau of Indian Affairs over which the County has no land use jurisdiction. The County encourages the adoption of tribal management



plans for these areas that include consideration of compatibility with and impacts upon adjacent area facilities and plans. [New]

Policy LU-5.8

Public Service Facilities Provisions

The County shall allow only uses serving the public interest and public welfare within the Public Service Facilities designation. The County shall not allow the establishment of a Public Service Facilities designation to create adverse conditions for surrounding properties. The County shall require adequate parking and appropriate services to be provided for uses in Public Service Facilities areas in accordance to the type and function of the facility. [Existing Policies 1,2, and 3 (Public Facilities), revised]

4.2.5 Implementation Measures

Table 4-3, Land Use Implementation Measures, identifies the land use implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to the General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 4-3. Land Use Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall amend the Zoning Ordinance to conform to the goals, policies, and implementation measures in this Land Use Element. [Existing, revised]	All LU Policies	Planning	■				
2.0	The County shall encourage development of community expansion areas large enough to permit flexible designs and economies of scale. Expansion areas should be developed in phases consistent with community need, available service capacities and appropriate access. [Existing Policy 12, revised]	LU-1.1	Planning					■
3.0	The County shall continue its on-going dialogue with representatives of the LADWP to coordinate the effort to plan community expansion in a logical and orderly manner in the Owens Valley. [Existing, revised]	LU-1.1 LU-1.2 LU-1.10 LU-1.11	Board of Supervisors County Administrator Planning					■
4.0	The County shall continue its on-going dialogue with the land holding public entities to coordinate the effort to plan community expansion in a logical and orderly manner in the Owens Valley. [Existing, revised MA]	LU-1.1 LU-1.12 LU-1.13	Board of Supervisors County Administrator Planning					■
5.0	The County should create a community visioning process to address growth and change issues as these arise anywhere in the County. The Board of Supervisors may initiate the community planning process for specific area on their own initiative or at the request of potentially affected residents or landowners.	LU-1.7	Board of Supervisors Planning					■
6.0	The County shall implement standard “e” in Policy LU-3.9 through coordination with the LRWQCB and any other public agency having the option to exercise jurisdiction. [Existing, revised]	LU-3.9	Environmental Health Planning					■



Table 4-3. Land Use Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
7.0	Implementation of Policy LU-4.1 shall be accomplished through coordination with the LRWQCB and any other public agency having the option to exercise jurisdiction. [Existing, revised]	LU-4.3 LU-4.4	Environmental Health Planning					■
8.0	The County shall amend the Zoning Ordinance to allow for implementation of Enhancement/Mitigation Projects and/or mitigation measures as described in the Inyo County-Los Angeles Long Term Ground Water Management Agreement and/or the 1991 Final Environmental Impact Report that addressed that agreement.	LU-1.16	Planning	■				



4.3 PUBLIC SERVICES AND UTILITIES

California Planning Law establishes the mandatory contents of local general plans. At the same time, it authorizes counties (and cities) to “address any other subjects which, in the judgement of the legislative body, relate to the physical development” of the jurisdiction (Government Code Section 65303). Inyo County has chosen to address public services and utilities as a topic area of the Land Use Element. This topic is central to development of the County and to the provision of services to its residents.

4.3.1 Definitions

In using this element and the goals, policies, and implementation measures that address air quality issues, the following definitions will apply.

Special District. A special district in a quasi-governmental agency setup to manage the provision of specific services to a specific area.

4.3.2 Existing Setting

The following section provides descriptions of other public services and utilities in Inyo County, including water (domestic), solid waste, electricity, fire protection, communication system, law enforcement, schools, and child care.



Water

Inyo County currently operates community water systems located in Laws, Independence, and Lone Pine. These three water systems were operated by LADWP this year (2001) at which time an agreement was reached to transfer these systems to the County. In other parts of the County, community service districts or private systems provide domestic water. The water system used in each community in the County is described in the community descriptions contained in Chapter 2 of the GPR.

Solid Waste

There are four solid waste service providers in Inyo County. Benz Sanitation provides waste collection services from the Homewood Canyon Transfer Station to the Ridgecrest Landfill in Kern County. The amount of waste transferred to Kern County is estimated by the Source Reduction and Recycling Element to be less than 1% of the total County waste stream. Serving the Lone Pine Area, Sierra Disposal transports waste from both the Keeler Transfer Station and the Olancho Transfer Station to the Lone Pine Landfill. Bishop Waste Disposal, serving Bishop, Big Pine, and surrounding area with individual services, transports waste from the Big Pine Transfer Station to the Bishop-Sunland Landfill. Pahrump Valley Disposal collects waste from disposal bins dispersed throughout the town of Shoshone to the Tecopa Landfill.

The five permitted Inyo County landfills are Class III municipal solid waste disposal facilities. Each site is permitted to accept general residential, commercial, and industrial refuse for disposal, including municipal solid waste, construction and demolition debris, ash, and dead animals.

The Countywide Siting Element currently (1998) provides a five-year implementation schedule intended to bring all Inyo County landfills into compliance with State minimum standards. The Shoshone Landfill was closed to public access in May 1998, as a result of County budget constraints. Only County Road Department personnel have access to the Shoshone Landfill for disposal purposes. Therefore, all waste collected from the town of Shoshone is transported to the Tecopa Landfill.

As of 1998, Inyo County had approximately 3,891,759 cubic yards of remaining permitted waste disposal capacity. If permit conditions are revised in the near future due to proposed site designs, capacity will expand to 4,815,400 cubic yards. Inyo County has sufficient capacity in its disposal facilities to handle the quantity of waste projected over the next 15 years. It is anticipated that Inyo County will retain approximately 3,260,200 cubic yards of waste capacity 15 years from 1998.



As of 1998, Inyo County does not currently (1998) have plans to establish any new solid waste disposal sites within its jurisdictional boundaries.

Electricity

Electricity service in Inyo County is provided by LADWP and Southern California Edison (SCE). Those areas to the east of Chicago Valley are provided electricity by Las Vegas Power and Light through an agreement with SCE. Given the minor increase in demand expected in the County, electric loads of the County are within the parameters of the overall projected load growth that they are planning to meet in the area. Unless the demand for electrical generating capacity exceeds their estimates, and provided that there are no unexpected outages to major sources of electrical supply, they expect to meet electrical requirements with current facilities for the next several years in Inyo County.

Fire Protection

There are six (6) fire protection districts (FPD) in Inyo County: Big Pine FPD, Bishop FPD, Independence FPD, Lone Pine FPD, Olancho Volunteer Fire Department and Southern Inyo FPD. In addition, federal land management agencies are responsible for fire protection on lands they manage: California Department of Forestry and Fire Protection (CDF), National Park Service (NPS), U.S. Forest Service (USFS), and the U.S. Bureau of Land Management (BLM). These agencies also provide fire protection to other areas through reciprocal agreements.

Communication System

USA Media Group provides cable television services for 4,300 customers in the Bishop area, 544 in Big Pine, 113 in Round Valley, 180 in Independence, and customers in Lone Pine. The company has receiver and microwave facilities on Cerro Gordo Peak, Poverty Hill, Poleta Canyon, and in Lone Pine. The company also has an equipment building on a small leased parcel in each of the four communities it serves. The company owns a building in Bishop that contains a studio and offices.



Due to low population growth in the County, any expansion of business is likely to be an incremental expansion of services to existing customers, with some increase in the number of customers who are in the current service area. There are no identified constraints to expansion of services.

Law Enforcement

The Inyo County Sheriff's Department provides law enforcement services to Inyo County. The Department has 96 personnel positions, including 22 at the jail. The budget for FY 1997/98 was \$3,910,215 and the budget for FY 1998/99 is \$4,199,494.

Schools

There are seven school districts in Inyo County with a total enrollment of 3,427 for the 1998-99 School Year.

Child Care

Given the small size and often isolated location of many communities in Inyo County, finding adequate child care can be a problem. While the City of Bishop has a few child care providers to choose from, other communities have only one child care operator, and many have no choices. The Community Connection for Childcare in Bishop offers technical assistance to potential child care operators. Their goal is to increase available options by helping with paperwork and permit applications and other assistance to make starting a child care operation easier for interested and qualified applicants.



4.3.3 Goals and Policies

General

GOAL PSU-1	To ensure the timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of existing and future County residents. [New]
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- Policy PSU-1.1*** ***Facilities and Services for New Development***
 The County shall ensure through the development review process that public facilities and services will be developed, operational, and available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary public facilities will be installed or adequately financed and maintained (through fees or other means). [New]
- Policy PSU-1.2*** ***On-Site Infrastructure***
 The County shall require all new development, including major modifications to existing development, to construct necessary on-site infrastructure to serve the project in accordance with County standards. [New]
- Policy PSU-1.3*** ***Facilities and Services for New Industrial Development***
 The County shall require new industrial development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided. [New]
- Policy PSU-1.4*** ***Facilities and Services for New Commercial Development***
 The County shall require new urban commercial and urban-density residential development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided. [New]
- Policy PSU-1.5*** ***Review for Land Use Changes***
 When reviewing applications for land use designation changes (i.e. zone change, General Plan Amendment, specific plan amendment), the County shall thoroughly analyze the impacts of the proposed changes on all



aspects of the infrastructure system within the County, and require mitigation as appropriate. This shall include consultation with service providers who have infrastructure within the County. [New]

Policy PSU-1.6

Coordination

The County shall require that the provision of streets, sewer, water, drainage, and other needed infrastructure be coordinated in a logical manner between adjacent developments so as to reduce design, construction and maintenance costs. [New]

Policy PSU-1.7

Undergrounding Utilities 

The County shall require undergrounding of utility lines in new development areas and as areas are redeveloped, except where infeasible for operational or financial reasons. The County will also work with utility providers to proactively place utilities underground as part of the utilities' ongoing maintenance program. [New]

Funding

GOAL PSU-2	To ensure that adequate facility and service standards are achieved and maintained through the use of equitable funding methods.
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Policy PSU-2.1

Funding Sources

The County shall identify and pursue alternative funding sources that can be used for capital improvement project construction and staffing ongoing maintenance of public improvements, including grant funding. [New]

Policy PSU-2.2

Fair Share of Costs

The County shall require that new development pays its fair share of the cost of developing new facilities and services and upgrading existing public facilities and services. Exceptions may be made when new development generates significant public benefits (e.g., low income housing) or when alternative sources of funding can be identified to offset foregone revenues. [New]



Policy PSU-2.3

Public Financing Plans

The County shall require a public financing plan be in place prior to the start of construction of new development to ensure that all required public improvements are adequately funded and provided in a timely manner. [New]

Policy PSU-2.4

Allocation of Costs

The County shall allocate the cost of public improvements to all benefiting properties and, to the extent that a landowner is required to pay for facility oversizing, the County shall utilize reimbursement mechanisms to maintain equity among all benefiting property owners. [New]

Water

GOAL PSU-3	To ensure that there will be a safe and reliable water supply sufficient to meet the future needs of the County.
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Policy PSU-3.1

Efficient Water Use

The County shall promote efficient water use and reduced water demand by:

- Requiring water-conserving design and equipment in new construction;
- Encouraging water-conserving landscaping and other conservation measures;
- Encouraging the retrofitting of existing development with water-conserving devices;
- Providing public education programs;
- Distributing outdoor lawn watering guidelines
- Promoting water audit and leak detection programs; and
- Enforcing water conservation programs. [New]

Policy PSU-3.2

Community Water Systems

The County shall encourage the development and viability of community water systems rather than the reliance upon individual water wells. [Existing Policy 10, revised]



① See also the Goals and Policies in Section 8.5, “Water Resources”

Policy IMP PSU-3.3

Development of a property within a CSD service boundary shall utilize the CSD services, instead of developing a private system, if the CSD can reasonably provide needed services.

Wastewater

GOAL PSU-4	To ensure adequate wastewater collection, treatment, and disposal. [New]
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Policy PSU-4.1

Community Wastewater Treatment Facilities

The County shall limit the expansion of unincorporated, urban density communities to areas where community wastewater treatment facilities can be provided. [New]

Policy PSU-4.2

Community Systems

The County shall require that any new community wastewater treatment facilities serving residential subdivisions be owned and maintained by a County Service Area or other public entity approved by the County. [New]

Policy PSU-4.3

Sewage Disposal Service Districts

The County shall encourage, as an alternative to a sewer system, the creation of Community Service Districts with powers to manage the rehabilitation, replacement, maintenance and monitoring of all on-site septic/leach systems for communities not served by conventional sewer systems. [Existing Policy 9, revised]

Policy PSU-4.4

Permitting Individual On-Site Systems

The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or



groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be feasibly provided. [New]

Stormwater Drainage

GOAL PSU-5

To collect and dispose of stormwater in a matter that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment. [New]

Policy PSU-5.1

Project Design

The County shall encourage project designs that minimize drainage concentrations and coverage by impermeable surfaces. [New]

Policy PSU-5.2

Maintenance

The County shall require the maintenance of all drainage facilities, including detention basins and both natural and manmade channels, to ensure that their full carrying capacity is not impaired. [New]

Policy PSU-5.3

Natural Systems

The County shall encourage the use of natural stormwater drainage systems in a manner that preserves and enhances natural features. [New]

Policy PSU-5.4

Runoff Quality

The County shall improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices. [New]

Policy PSU-5.5

Drainage Disposal

New development shall have surface drainage disposal accommodated in one of the following ways:



- Positive drainage - positive drainage to a County-approved storm drain or retention/detention facility.
- On-site drainage - drainage retained on-site within the development. [New]

Drainage directly to a natural system (i.e., stream, creek) is discouraged and is subject to the Lahontan Regional Water Quality Control Board (LRWQCB) and California Department of Fish and Game provisions.

Policy PSU-5.6 **Drainage System Requirements**

Future drainage system requirements shall comply with applicable state and federal non-point source pollutant discharge requirements. [New]

Solid Waste Facilities

GOAL PSU-6	To ensure the safe and efficient disposal or recycling of solid waste generated in Inyo County. [New]
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Policy PSU-6.1 **Solid Waste Reduction and Recycling**

The County shall promote maximum use of solid waste reduction, recycling, composting, and environmentally safe transformation of wastes. [New]

Policy PSU-6.2 **Recycling Facility Location**

The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas. [New]

Policy PSU-6.3 **Recycled Products**

The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products. The County shall use recycled products or products containing recycled materials when possible. [New]



Policy PSU-6.4

Solid Waste Facility Location

The County shall locate all new solid waste facilities including disposal sites, resource recovery facilities, transfer facilities, processing facilities, composting facilities, and other similar facilities in areas where potential environmental impacts can be mitigated and the facilities are compatible with surrounding land uses. [New]

Policy PSU-6.5

Protection from Incompatible Land Uses

The County shall protect existing or planned solid waste facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations. [New]

Communication Infrastructure

**GOAL
PSU-7**

To expand the use of information technology in order to improve personal convenience, reduce dependency on nonrenewable resources, take advantage of the ecological and financial efficiencies of new technologies, maintain the County's economic competitiveness, and develop a better-informed citizenry. [New]

Policy PSU-7.1

Provision of Services

The County shall encourage the provision of communications and telecommunications service and facilities to serve existing and future needs. [New]

Policy PSU-7.2

Prewiring

The County shall explore the feasibility of requiring new development to prewire industrial areas and business parks for new information technologies. [New]

Policy PSU-7.3

Citizen Participation

The County shall strive to expand opportunities for all citizens to participate in County governance through use of communication technologies, including its web page. [New]



Policy PSU-7.4

Cable Television

The County shall continue to actively use the cable television system as a communications tool in providing governmental information to the viewing public. [New]

Policy PSU-7.5

Communication Towers

The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the County. [New]

Fire Protection

**GOAL
PSU-8**

To protect the residents of and visitors to Inyo County from injury and loss of life and to protect property from fires. [New]

Policy PSU-8.1

Fire Protection for New Development

Prior to the approval of development projects, the County shall determine the need for fire protection services. New development in unincorporated areas of the County shall not be approved unless adequate fire protection facilities can be provided. [New]

Policy PSU-8.2

Education

The County shall identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses. [New]

Law Enforcement

**GOAL
PSU-9**

To provide adequate law enforcement services to deter crime and to meet the growing demand for services associated with increasing populations and commercial/industrial development in the County. [New]



Policy PSU-9.1

Law Enforcement Facilities

Within the County's overall budgetary constraints, the County shall provide law enforcement facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain service standards. [New]

Policy PSU-9.2

Public Safety Programs

The County shall promote public safety programs, including neighborhood watch, child identification and fingerprinting, and public education efforts. [New]

Policy PSU-9.3

Law Enforcement Support 

The County shall work with federal law enforcement agencies to ensure appropriate coordination and maximum use of available resources for the protection of public safety in the County. [New]

Gas and Electrical Facilities

**GOAL
PSU-10**

To provide efficient and cost-effective utilities that serves the existing and future needs of people in the unincorporated areas of the County. [New]

Policy PSU-10.1

Expansion of Services

The County shall work with local electric utility companies to design and locate appropriate expansion of electric systems, while minimizing impacts to agriculture and minimizing noise, electromagnetic, visual, and other impacts on existing and future residents. [New]

Policy PSU-10.2

Improvements

The County shall promote technological improvements and upgrading of utility services in Inyo County. [New]





- Policy PSU-10.3** **Provision of Services**
The County shall encourage the provision of adequate gas and electric service and facilities to serve existing and future needs. [New]


- Policy LU-10.4** **Solar Energy Access**
The County shall encourage developers to design subdivision street patterns so houses can better utilize solar energy (both passive and active systems). [Existing Policy 14, revised]

Schools


GOAL PSU-11	To ensure that adequate school facilities are available and appropriately located to meet the needs of Inyo County residents. [New]
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- Policy PSU-11.1** **Provision of Facilities** 
The County shall continue to support local school districts in providing quality education facilities that will accommodate projected changes in student enrollment. [New]


- Policy PSU-11.2** **Planning for New Facilities** 
The County shall work cooperatively with local school districts in monitoring housing, population, and school enrollment trends and in planning future school facility needs, and shall assist the districts in identifying appropriate sites for new schools in the County. [New]

- Policy PSU-11.3** **Location of Facilities** 
The County shall encourage school facility siting that establishes schools as focal points within the neighborhood/community, and in areas with safe pedestrian and bicycle access. [New]



- Policy PSU-11.4** **Cooperation with School Districts** 
Whenever feasible, the County shall support and participate with local school districts in joint development of recreation areas, turf areas, and multi-purpose buildings. [New]

- Policy PSU-11.5** **Community Centers** 
The County should encourage and fund the use of schools as community centers, when agreeable to the school district. The County should partner with school districts and civic organizations to this end. [New]

- Policy PSU-11.6** **Funding** 
The County and school districts should work closely to secure adequate funding for new school facilities. The County shall support the school districts' efforts to obtain appropriate funding methods such as school impact fees. [New]

 See also the Policy ED-2.3, "Higher Education".

Child Care

GOAL PSU-12	To ensure that an adequate and diverse supply of child care facilities and services are available to parents who live and work in Inyo County. [New]
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- Policy PSU-12.1** **Streamline Permit Processing**
The County shall streamline processing and permit regulations to promote the development of child care facilities. [New]

- Policy PSU-12.2** **Integration with Housing/Social Programs**
The County shall coordinate and integrate child care programs with housing and social programs whenever possible. [New]



Policy PSU-12.3

Coordination with School Districts

The County shall work with school districts in the County to establish or maintain after school programs. [New]

Policy PSU-12.4

Coordination with Senior Citizen Programs

The County shall promote the coordination of senior citizen programs and child care programs wherever feasible and appropriate. [New]

① See also Policy LU-2.16, “Public, Quasi-Public, and Supporting Uses”.

4.2.5 Implementation Measures

Table 4-4, Public Services and Utilities Implementation Measures, identifies the implementation measures that the County should take to implement the goals and policies of this General Plan. The implementation program lists the each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 4-4. Public Services and Utilities Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall ensure that infrastructure plans or area facilities plans are prepared in conjunction with any major development proposals and are reviewed and updated as needed. Such plans shall contain phasing and facility improvement time lines.	PSU-1.1 PSU-1.2	Planning Public Works					■
2.0	As part of the Zoning Ordinance update, the County shall develop rules for determining the need to underground utilities associated with a new project or major renovation.	PSU-1.7	Planning	■				
3.0	The County shall require that new development in communities along scenic highways place utilities underground whenever possible	PSU-1.7	Planning					■
4.0	The County shall work with local utility providers to investigate funding sources to place utilities underground and to encourage the utilities to do some undergrounding projects each year as part of their annual maintenance programs.	PSU-1.7	Planning					■
5.0	The County shall prepare and adopt a Capital Improvement Program (CIP) for designing and constructing County facilities. Roadways shall be included in the separate Roadway Improvement Plan (RIP). The CIP should be updated at least every five (5) years, or concurrently with the approval of any significant amendments to the General Plan.	PSU-2.1 PSU-2.3	Planning Public Works					■
6.0	The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, County service areas, and community facilities districts	PSU-2.1 PSU-2.2	Planning Public Works	■				



Table 4-4. Public Services and Utilities Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
7.0	The County shall work with responsible flood control agencies to pursue adoption of appropriate regulations and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.	PSU-5.4 PSU-5.5 PSU-5.6	Planning Public Works	■				
8.0	The County shall require new commercial, industrial, and multi-family residential uses to provide adequate areas on-site to accommodate the collection and storage of recyclable materials.	PSU-6.1 PSU-6.4	Planning	■				
9.0	The County shall study the use of the County right-of-way to foster development of a “public utility” telecommunications infrastructure to provide high-speed networking throughout the community, and to make the community attractive to information-based businesses.	PSU-7.1	Public Works	■				
10.0	The County shall work with the California Department of Forestry and Fire Protection, local fire protection districts, and federal agencies involved in fire protection activities to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources.	PSU-8.1	County Administrator Public Works	■				
11.0	As part of the Zoning Ordinance update, the County shall develop processes to streamline the application process in coordination with the Community Connection for Childcare in Bishop.	PSU-12.1	Planning	■				
12.0	The County shall pursue available funding sources for the development of child care facilities and programs	PSU-12.2 PSU-12.3 PSU-12.4	Planning					■



5.1 INTRODUCTION

The following is the Economic Development Element for the Inyo County General Plan. This portion of the General Plan defines a set of economic development policies and actions that will help the County establish and maintain a healthy, balanced, and realistic economy into the future.

An Economic Development Element is not a mandatory general plan element, and therefore, there are no state-mandated content requirements. The County has defined this element and created policies within this element to support its long-term efforts to improve economic conditions for all County residents. The policies in this element address key components of Inyo County's economy, including its growing tourism economy, its resource economy, and retail sales to local residents.

The State's General Plan Guidelines do provide some guidance on items that could be considered for inclusion in an economic development element.

The structure of a [local] economy plays an important role in the physical development of a planning area and the stability of the local tax base. An effective (economic) element will establish a consistent set of policies which provide general direction to local government on how the community can focus resources to retain local businesses, attract new industries, support the tax base, and sustain the ability to provide public services for existing and future residents.

This element incorporates the information developed during the General Plan preparation process. Documents prepared during the General Plan development process, including the *Inyo County General Plan Background Report* and the *Inyo County General Plan Issues and Alternatives Report*, are incorporated by reference.

The Economic Development Element is divided into five major parts as follows:

- **Definitions.** This section provides a set of definitions for terms used in this element.



- **Existing Setting.** This section provides a brief summary of the existing conditions in the planning area. A detailed discussion on existing conditions can be found in Chapter 5 of the General Plan's Background Report.
- **Issues.** A brief summary of the major issues discovered during the public participation portion of the General Plan program are included to provide a context for the goals, policies, and implementation measures presented.
- **Goals and Policies.** This section contains the goals and policies that will be used by the County to guide future land use decisions.
- **Implementation Measures.** To ensure that appropriate actions are taken to implement the General Plan, a set of implementation measures are provided.



5.2 ECONOMIC DEVELOPMENT

5.2.1 Definitions

In using this element, the following definitions will apply.

Visitor Spending. Retail spending and spending on services by tourists, business visitors, and others not locally based.

Local Spending. Retail spending and spending on services by locally-based residents and businesses.

Resource Industries. Industries that depend on developing existing local resources in the ground, such as mining of all types including sand and gravel and other minerals, grazing, agriculture, and water.

Industrial Development. This term typically means manufacturing businesses and others normally located in industrial zones. These types of manufacturing businesses usually have a customer base located outside the County. However, the term can also include construction firms, auto wrecking, warehousing, recycling, electric generation, pipelines, propane, trucking and other transportation industries, and light industries such as uniform supplies, truck repair, and other service commercial businesses. Many of these industries also serve a local customer base.

5.2.2 Existing Setting

Inyo County's economy is primarily driven by three economic sectors: tourism, local spending, and resource extraction and management. Each sector is summarized below, along with a summary of the County's industrial development sector.



Tourism

The County budget derives 7% of its total revenues from tourism related taxes, including sales, occupancy, and use taxes. However, the importance of tourism transcends the County budget. Tourism is the most important component of Inyo County's economy. Visitor spending (i.e. dollars brought into the County from outside and spent here) boosts local business income and personal income in addition to tax revenues. Because tourists make 70% of all retail and lodging purchases in the County, a high percentage of local wealth is dependent on these outside dollars.

Local Retail and Service Spending

The County should not expect local residents to provide significant new income to the local economy. Inyo County's population has remained stable for many years and is expected to grow very slowly in the future. However, many local residents earn upper-middle or high incomes by working in the public sector in resource management, transportation, and health care. These agencies are expected to continue to operate in the County, meaning the local workforce will continue to be stable and earn increasingly higher incomes over time. In addition, retirees bring their own wealth into the area and add to the number of affluent residents.

In addition to good schools and affordable housing, local residents appreciate many of the same services that tourists do, including a variety of shopping and dining choices; good highways, and a selection of local entertainment and recreational opportunities. Local retail spending has declined over time, indicating that residents are currently making many of their general merchandise and food purchases outside the County.

Resource Based Economic Activities

Inyo County's wealth is also highly dependent on a number of activities that occur throughout the County, primarily on public and quasi-public lands, including grazing, mining, water transportation and management, and the growing of crops. These activities are expected to continue long term, and are expected to remain stable throughout the time horizon of this General Plan.

Mining actually creates more employment than indicated in the employment tables. Most mining is not in exotic minerals such as gold, zeolites, and tungsten, but in common minerals such as sand, gravel, clay,



borates, and perlite. Public agencies such as Caltrans and the County are the largest users of these minerals, and the related employment contributes both to the County’s economy and to local infrastructure. Future mineral price fluctuations and international political events will continue to affect the mining industry in Inyo County. The County’s policies and actions need to adapt to those events.

Industrial Development

Manufacturing employment is currently not significant in Inyo County. The County’s largest industrial developer is a bottled water firm near Olancho. Otherwise, industry in the County is composed of about 30 businesses in the Bishop area, all with fewer than 50 employees. These industries produce an assortment of products, including printing, machinery, plastics, metal products, and others. Most new and expanded manufacturing is expected to continue to develop in and around Bishop.

5.2.3 Economic Development Issues

The following section lists (in no specific order) some of the critical economic development issues that must be addressed in implementing this element of the General Plan.

- Tourism has increased over the last decade and promoting its continued growth should be a high priority.
- Clearly delineated, attractive, historic downtowns enhance the visitor experience to the County, and creating additional attractions will increase sales and property tax revenues to the County.
- Work closely with both public and private landowners and operators to ensure expanded tourism opportunities and to ensure proper long-term management of the County’s lands and water.
- Access to travel services and the Internet are important infrastructure concerns for home businesses and small incubator industries.
- County’s General Plan policies should promote multiple compatible economic uses of land whenever possible.



- Most manufacturers have a customer base outside the County. Therefore, encouraging industrial expansion means finding companies that need a local resource (e.g. water for bottling), or finding companies that make products easily transported from the area.
- Improving U.S. 395 throughout the County will improve the industrial climate, allowing local businesses to operate more effectively.
- The County would benefit by developing an identified, planned industrial park located near the Bishop Airport.

5.2.4 Goals and Policies

Tourism

GOAL ED-1	Promote increased capacity to serve tourists within the County's established urbanized areas, and in those areas with established tourist attractions. [New]
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Policy ED-1.1

Business Expansion

The County shall encourage existing businesses to expand their own capacities. [New]

Policy ED-1.2

Visitor Capacity on Public Lands 

The County shall encourage public agencies to develop new tourist serving facilities or otherwise enhance their capacity to serve visitors on the public lands they manage.

Policy ED-1.3

Visitor Usage of LADWP Lands 

Encourage the LADWP to continue to allow and expand the recreational uses of their land holdings in the Owens Valley. [New]



- Policy ED-1.4** **Targeted Development**
Target development in those areas that are currently under-served to fill specific gaps in visitor serving and retail services. [New]
 - Policy ED-1.5** **Downtown Revitalization**
Promote downtown revitalization in Lone Pine, Independence, and Big Pine. [New]
 - Policy ED-1.6** **New Visitor-Serving Business**
Attract new visitor-serving businesses. [New]
- ❶ See also the policies under Goal AVI-1 in Section 7.7.

GOAL ED-2	Bring more destination spending into Inyo County. [New]
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- Policy ED-2.1** **Collaboration**
Support collaborative efforts to market Inyo County as a tourist destination, leveraging County funds through coordinated regional promotion. [New]
- Policy ED-2.2** **Film Industry**
Market to and encourage the film industry to use Inyo County locations for filming activity. [New]
- Policy ED-2.3** **Higher Education**
Support the establishment of educational institutions and facilities that can draw post secondary students into Inyo County and create new nodes of economic activity and retail spending. [New]



Local Retail and Service Commercial Land Uses

GOAL ED-3	Promote increased capacity to serve local citizens within the County's established urbanized areas. [New]
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Policy ED-3.1 ***New Retail Establishments***
Encourage the development of retail establishments that will reduce resident spending outside the County for retail purchases, services, and entertainment. [New]

Policy ED-3.2 ***Public Sector Employment*** 
Work to maintain public sector employment at current levels or to expand it. Maintaining the existing local spending base is important in maintaining existing commercial establishments. [New]

Resource Based and Industrial Land Uses

GOAL ED-4	Actively encourage the expansion of existing industry of all types (including resource industries, manufacturing and service industries), and actively recruit new businesses that will bring new jobs to the County.
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Policy ED-4.1 ***Mining Industry***
Support the continued operation of existing mining activities within the County as well as new mining in appropriate areas, subject to each operator meeting all applicable safety and environmental laws, regulations, and County policies. [New]

Policy ED-4.2 ***Manufacturing Growth***
Encourage existing manufacturers to expand and create new job diversity. Manufacturers include value-added (bottled) water and other processed mineral export operations. [New]



Policy ED-4.3

Industrial Development Sites, Bishop Area

Within the Bishop area, encourage new stand-alone industrial development to locate within the City of Bishop. At the same time, work with the City of Bishop and LADWP to develop an industrial park at the Bishop Airport. [New]

- ① *For further policies related to Goal ED-4, please see:
Policy LU-1.12, "Other Public Agency Land Holdings"
Policy LU-4.8, "Planned Development"
Policy LU-4.10, "Industrial Land Availability"
Policy LU-4.11, "Land Releases and Exchanges"
Policy AVI-1.4, "Light Industrial and Bishop Airport"*

5.2.5 Implementation Measures

Table 5-1, Economic Development Implementation Measures, identifies the economic development implementation measures that the County should take to implement the goals and policies of this General Plan. The implementation program lists the each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 5-1. Economic Development Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Fast track review for development of new entertainment, retail and other visitor services wherever the land is appropriately zoned.	ED-1.4 ED-1.5 ED-1.7 ED-3.1	Planning					■
2.0	Encourage public land management and service agencies, including BLM, USFS, National Park Service (NPS), Caltrans, and LADWP to increase their capacity to serve visitors on properties they manage.	ED-1.2 ED-1.3 ED-1.4	Board of Supervisors County Administrator Planning					■
3.0	Encourage air and bus carriers, tour operators, and charter services to increase trips and stops throughout the County.	ED-1.7	Board of Supervisors Bishop Airport Authority County Administrator Local chambers					■
4.0	Work with the communities of Lone Pine, Independence, and Big Pine to establish downtown Main Street programs. Jointly work with the California Main Street Program. Adopt the Main Street Principles.	ED-1.5 ED-3.1	Board of Supervisors County Administrator	■				
5.0	Study the feasibility of establishing one or more redevelopment project areas in Lone Pine, Independence, and Big Pine to aid in downtown revitalization.	ED-1.5 ED-3.1	Board of Supervisors Planning	■				
6.0	Locate all future County facilities in unincorporated downtowns whenever practicable.	ED-1.5 ED-3.2	Board of Supervisors					■
7.0	Establish a nonprofit Inyo County tourism board with an operating budget. The new entity is to be responsible for promoting tourism Countywide, and for increasing visitor-serving capacity in the County.	ED-2.1	Board of Supervisors County Administrator	■				



Table 5-1. Economic Development Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
8.0	Continue to support the Eastern Sierra Interagency Visitors Bureau, the Bishop Area Chamber of Commerce, efforts in Death Valley, and other private, public, and nonprofit entities that will in turn aggressively promote regional and Countywide tourism.	ED-2.1	Board of Supervisors County Administrator County tourism board					■
9.0	Focus promotional efforts on major population centers, including Los Angeles, Las Vegas, and the Bay Area.	ED-2.1	County tourism board and marketing partners					■
10.0	Promote linked activities and tour packages for a more complete visitor experience.	ED-2.1	County tourism board and marketing partners					■
11.0	Establish an Inyo County Film Commission with a budget to attract film making to the County. Alternatively, contract with an existing entity to perform that function.	ED-2.2	Board of Supervisors County Administrator		■			
12.0	Promote Inyo County as an excellent place to retire and live. This promotion program can be an adjunct to the tourism promotion effort.	ED-3.3	County marketing partners					■
13.0	Encourage Cerro Coso Community College to expand its curricula and student capacity and attract more students from outside the County, thereby increasing retail demand and increasing the skill level of the local job base.	ED-2.3	Board of Supervisors County Administrator					■
14.0	Fast track County review of applications for industrial expansion or for new industry.	ED-4.1 ED-4.2 ED-4.3	Planning					■
15.0	Study the economic and physical feasibility of establishing an industrial park at the Bishop Airport.	ED-4.3	County Administrator Airport Authority City of Bishop LADWP EDC	■				



Table 5-1. Economic Development Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
16.0	Encourage the telecommunications industry to install and maintain state-of-the-art high-speed high-capacity service throughout the County so that established businesses, public agencies, and home businesses may overcome any distance-to-market competitive disadvantages they may currently have.	ED-3.3	County Administrator City of Bishop LADWP EDC					■



7.1 INTRODUCTION

7.1.1 Introduction

The provision of an adequate and functional circulation system is vitally important to the economic vitality and quality of life within Inyo County. This element covers the movement of people, products, and materials using a variety of conveyances, from roads to railroads, bicycle paths to transmission lines.

This element presents goals, policies, and implementation measures for the following circulation topic areas:

- RH Roadways and Highways (Section 7.2)
- SH Scenic Highways (Section 7.3)
- PT Public Transportation (Section 7.4)
- BT Bicycles and Trails (Section 7.5)
- RR Railroads (Section 7.6)
- AVI Aviation (Section 7.7)
- CPT Canals, Pipelines, and Transmission Cables (Section 7.8)
- OCT Other Circulation Topics (Section 7.9)

In the following element, each topic area is divided into five sections as follows.

- **Definitions.** This section provides a set of definitions for terms used in this element.
- **Existing Setting.** This section provides a brief summary of the existing conditions in the planning area. A detailed discussion on existing conditions can be found in Chapter 7 of the *Inyo County General Plan Background Report*.
- **Issues.** A brief summary of the major issues discovered during the public participation portion of the General Plan program are included to provide a context for the goals, policies, and implementation measures presented.



- **Goals and Policies.** This section contains the goals and policies that will be used by the County to guide future land use and policy decisions.
- **Implementation Measures.** To ensure that appropriate actions are taken to implement the goals and policies in this element, an appropriate set of implementation measures are provided.

Circulation diagrams have been prepared to show the existing and planned circulation within the County. The Circulation Diagrams are comprised of a set of diagrams showing roadway and highway systems and bicycle/trail systems (County). The Circulation Diagrams for this element are bound in a separate book titled "Land Use and Circulation Diagrams", and are incorporated into this element by reference.



7.2 ROADWAYS AND HIGHWAYS

7.2.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to roadways and highways, the following definitions will apply.

Arterial. A vehicular right-of-way whose primary function is to carry through traffic in a continuous route across an area while also providing some access to abutting land.

Level of Service (LOS). A method to describe how well a roadway is operating. Based on a roadway's volume to capacity (V/C) ratio, a letter designation is assigned that represents the traffic flow conditions. The letter designations A through F represent progressively declining conditions, with A indicating excellent maneuverability and stable speeds and F indicating a breakdown of flow and unstable, erratic speeds.

Regional Transportation Plan (RTP). The County Regional Transportation Plan is a planning document developed in cooperation with Caltrans and other stakeholders to address long-range transportation planning within the County.

Transportation Systems Management (TSM). Measures designed to reduce the peak-period auto traffic by making a more efficient use of existing resources, and emphasizing transit, ridesharing, and non-automobile alternatives.



7.2.2 Existing Setting

Transportation planning within Inyo County is geared toward the high influx of pass-through traffic (primarily tourists and trucks), and toward maintaining a satisfactory level of transportation services to the local population and local industry. The present road and highway system consists of approximately 3,396 miles as follows:

- 424 miles of state highways,
- 1,126 miles of County roads,
- 10 miles of city streets (in the City of Bishop), and
- 1,836 miles of privately and federally controlled roads.

Of the total system miles, approximately 850 are paved. Of the 1,126 miles of County roads and 10 miles of city streets, less than 425 miles are paved. Travel on all roads in Inyo County averaged 1,240,000 vehicle miles each day (Caltrans 1994). Of the total miles traveled, 84% is on the state highway system, and 16% on the remaining roads (Department of Motor Vehicles 1993). Many existing County roads and city streets have extremely light use, and due to funding constraints, many roads receive only minimal or emergency maintenance.

U.S. 395 is the major transportation corridor in and through Inyo County. This highway is by far the most traveled route in the County and is part of a major transportation corridor connecting the Eastern Sierra Region and Western Central Nevada to the Southern California Region. This corridor (along with Route 14) is the lifeline of all the major communities along the Eastern Sierra. The corridor branches in northeastern Kern County and provides access to the Eastern Sierra from the Los Angeles, San Fernando, and Antelope Valley areas via Route 14 and from San Diego, San Bernardino, Orange County and Ridgecrest areas via U.S. 395. This corridor has significance to both the Eastern Sierra Region and the State of California.



7.2.3 Roadway and Highway Issues

The following section lists (in no specific order) the critical roadway and highway issues that were identified during the preparation of the General Plan.

- Completion of expansion of U.S. 395 to four lanes throughout the County.
- Avoiding the need for bypasses around communities within the Owens Valley along U.S. 395.
- Providing an improved connection into Death Valley from Big Pine.

7.2.4 Goals and Policies

Goal RH-1	A transportation system that is safe, efficient, and comfortable, which meets the needs of people and goods and enhances the lifestyle of the County’s residents. [Existing Regional Comprehensive Goal 2, Existing Streets, Roads, and Highways Goal 1, Existing Regional Comprehensive Goal 1, revised and Existing Streets, Roads, and Highways Goal 5, revised]
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Policy RH-1.1

Prioritize Maintenance, Rehabilitation, and Reconstruction

Prioritize improvements based on the premise that maintenance, rehabilitation, and reconstruction of the existing highway and roadway system to protect public safety has the highest consideration on available funds. [Existing Streets, Roads, and Highways Policy 11, revised]

Policy RH-1.2

Transportation Systems Management Projects

Implement Transportation Systems Management projects. [Existing Streets, Roads, and Highways Objective 11, revised]

Policy RH-1.3

Safer Truck Transportation



Facilitate safer truck transportation and ease the impact of truck traffic on residential areas. [Existing Streets, Roads, and Highways Policy 12]



- Policy RH-1.4** **Level of Service**
 Maintain a minimum level of service (LOS) “C” on all roadways in the County. For highways within the County, LOS “C” should be maintained except where roadway expansions or reconfigurations will adversely impact the small community character and economic viability of designated Central Business Districts. [New]
- Policy RH-1.5** **Proper Access**
 Provide proper access to residential, commercial, and industrial areas. [Existing Streets, Roads, and Highways Policy 8 and Objective 17, revised]
- Policy RH-1.6** **Minimize Environmental Impacts** 
 Insure that all transportation projects minimize adverse effects on the environment of the County. [Existing Streets, Roads, and Highways Objective 7, revised]
- Policy RH-1.7** **Maximize State and Federal Funds** 
 Pursue all means to maximize state and federal funds for roadway and highway improvements and maintenance. [Existing Streets, Roads, and Highways Policy 2]
- Policy RH-1.8** **Priority to Efficiency Projects**
 Give priority to transportation projects designed to improve the efficiency, safety, and quality of existing facilities. [Existing Streets, Roads, and Highways Policy 11]
- Policy RH-1.9** **Plan Comprehensive Transportation System**
 Continually plan, prioritize, design, and develop a comprehensive transportation system in cooperative partnership between the County, City of Bishop, state officials, the Local Transportation Commission (LTC), public and private groups, and other interested entities. [Existing Streets, Roads, and Highways Policy 1]

<p>Goal RH-2</p>	<p>Improved capacity on state highways and routes within and surrounding Inyo County. [Compilation of existing Streets, Roads, and Highways Policies and Objectives]</p>
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- Policy RH-2.1** **Improve U.S. 395 in Sections** 
 Support improvements to U.S. 395 as funding allows. [Existing Streets, Roads, and Highways Goal 2 and Objective 8, revised]
- Policy RH-2.2** **New Regional Roadways** 
 Improve circulation to Death Valley National Park by completing a paved route between north Scotty's Castle and Big Pine. [New]

7.2.5 Implementation Measures

Table 7-1, Roadway and Highway Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 7-1. Roadway and Highway Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Develop a list of priorities for maintenance, rehabilitation, and reconstruction projects based on the ability of current and project revenues to finance identified needs.	RH-1.1	LTC Public Works					■
2.0	Although individual roadways will vary, the County will plan to surface treat roads every 10 years and repave and reconstruct roads every 20 years.	RH-1.1	Public Works					■
3.0	Coordinate with Caltrans to implement necessary improvements at intersections where agencies have joint jurisdiction.	RH-1.1	Public Works					■
4.0	Provide or support signalization and signal timing projects as needed.	RH-1.2 RH-1.4	LTC					■
5.0	Encourage voluntary reduction of vehicle miles traveled to promote energy conservation and reduce air pollution.	RH-1.2	LTC					■



Table 7-1. Roadway and Highway Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				On- going
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	
6.0	Assist with development of alternatives, including use of ridesharing, vanpooling, park and ride lots, flex time, telecommuting, and/or staggered work hours.	RH-1.2	LTC					■
7.0	Modify truck routes as necessary to insure safety and protect residential areas.	RH-1.3	Public Works					■
8.0	As appropriate to the scope of a project, require an adequate evaluation of potential traffic impacts associated with new developments prior to project approval, and implementation of appropriate mitigation measures prior to or in conjunction with project development.	RH-1.4 RH-1.5 RH-1.6	Public Works					■
9.0	Emphasize short local streets attached to a system of major and minor collectors within developed communities.	RH-1.5	Planning					■
10.0	Residential streets should be provided with appropriate frontages and access to public streets.	RH-1.5	Planning					■
11.0	Consider emergency access, parking, and the number of trips generated by proposed development.	RH-1.5	Planning					■
12.0	Mitigate any adverse environmental impacts of transportation projects to the maximum extent feasible.	RH-1.6	LTC Planning					■
13.0	Replace (reconstruct) deficient bridges on County roads so federal funds can be maximized for maintaining the balance of the roadway.	RH-1.7	LTC					■
14.0	The County shall support highway system improvements designed to optimize the use and safety of present facilities as an alternative to construction of new highways.	RH-1.8	LTC					■
15.0	Local street and road improvements shall be designed to optimize the use of present facilities as alternatives to the construction of new street and road facilities.	RH-1.8	LTC					■



Table 7-1. Roadway and Highway Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
16.0	Strive toward efficiency in the provision of transportation facilities through coordination of infrastructure improvements.	RH-1.8	LTC					■
17.0	For each RTP planning cycle, establish a hierarchy of roads based on the level of service they are expected to provide. These changes should be incorporated as an annual amendment to the General Plan Circulation Diagrams.	RH-1.9	LTC					■
18.0	Encourage the continued use of Main Street (U.S. 395) as the primary north/south arterial through Bishop, as long as traffic conditions and safety allow.	RH-1.9	LTC					■
19.0	Work with Caltrans to ensure the completion of improvements on U.S. 395 from the 2-lane sections of U.S. 395 to 4 lanes.	RH-2.1	Caltrans LTC				■	
20.0	Work with Caltrans and the National Park Service to complete a paved roadway (North Death Valley Road) connecting the north end of Death Valley to the Owens Valley.	RH-2.2	Public Works				■	



Please see next page →



7.3 SCENIC HIGHWAYS

7.3.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to scenic highways, the following definitions will apply.

Backcountry Byway. A Backcountry Byway shall be any roadway or roadway segment officially designated as a Backcountry Byway by the Bureau of Land Management (BLM).

Scenic Route. A Scenic Route shall be any highway, roadway, highway segment, or roadway segment that has been officially designated as a Backcountry Byway, Scenic Highway, National Forest Scenic Byway, or National Scenic Byway.

Scenic Highway. A Scenic Highway shall be a highway or highway segment officially designated as a scenic highway by Inyo County and Caltrans.

National Forest Scenic Byway. A National Forest Scenic Byway shall be any roadway or roadway segment officially designated as a National Forest Scenic Byway by the United States Forest Service.

National Scenic Byway. A National Scenic Byway shall be any roadway or roadway segment officially designated as a National Scenic Byway by the Bureau of Land Management.

7.3.2 Existing Setting

The County contains three officially designated state scenic highways, two designated National Forest Scenic Byways, 63 miles of BLM National Scenic Byways, and 82 miles of BLM Backcountry Byways.



7.3.3 Issues

The following section lists the critical scenic highway issue that was identified during the preparation of the General Plan.

- Preservation of existing scenic routes.

7.3.4 Goals and Policies

Goal SH-1	Maintain a system of scenic routes that will preserve and enhance the quality of life for present and future generations. [Existing Scenic Highway Goals 1, 2, 3, and 4 and Objective 1, revised]
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Policy SH-1.1

Protect the Natural Qualities of Designated Scenic Routes

The natural qualities of designated scenic routes should be protected. [Existing Scenic Highway Objective 4]

Policy SH-1.2

Financial Support of Scenic Routes

Seek state, federal, or other sources of financial support for the implementation of Scenic Routes. [Existing Scenic Highway General Policy 4]

Policy SH-1.3

Expand Scenic Route Designations

The County will work with Caltrans to obtain Scenic Route designations on all portions of U.S. 395 and State Routes 168 and 190. The County should also work with Caltrans to identify and have designated other scenic corridors in the County. [New]

ⓘ *For further policies related to Goal SH-1, please see the policies under Goal VIS-1.*



7.3.5 Implementation Measures

Table 7-2, Scenic Highway Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 7-2. Scenic Highway Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Adopt standards within the County Zoning Ordinance for development within the vicinity of scenic routes that maintains the integrity of viewsheds in the County.	SH-1.1	Planning	■				
2.0	County staff shall also work with state and federal agencies to pursue funding for the protection of designated Scenic Routes and their associated viewsheds and enhancement of visitor experiences through roadside rests, informational kiosks, and other interpretive signs and markers.	SH-1.2	Public Works LTC Planning					■
3.0	The County shall evaluate advances to support this designation.	Need info						
4.0	County will support continued efforts by groups such as the Coalition for Unified Recreation in the Eastern Sierra to achieve designated status on undesignated portions of U.S. 395.	SH-1.1 SH-1.2	Planning					■



Please see next page →



7.4 PUBLIC TRANSPORTATION

7.4.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to public transportation, the following definition will apply.

Public Transportation. A system of vehicles used to move people between locations within communities and between communities. Systems are typically run with some public funding assistance.

7.4.2 Existing Setting

Scheduled interregional public transit service in Inyo County is provided by Greyhound Bus lines, which has a daily bus route in each direction between Reno, Nevada, and Los Angeles. Greyhound has stated that it plans to discontinue service through the County in the near future.

Within the County, there are several providers of public transportation. Inyo-Mono Dial-a-Ride is a fixed subscription service offering service between Tecopa and Pahrump, Nevada. The Inyo-Mono Area Agency on Aging contracts out its transit service to the Inyo-Mono Senior Program (IMSP), a department of the County of Inyo. IMSP operates transit systems for both Inyo and Mono Counties. Services include senior citizen transportation, escort services, paratransit, meals on wheels, general information (e.g., health), and case management. Other public transit providers are the Inyo-Mono Association for the Handicapped, and the Head Start Preschool program, centered in Bishop, provides transit service to children of low-income families residing in the Bishop, Laws, and Big Pine areas. Transportation services for Native Americans are available from several sources. The Owens Valley Paiute-Shoshone Indian Tribe provides transit service countywide on and off the reservation. The Toiyabe Indian Health Project transports Indian family members for shopping, medical appointments, and other purposes. The Inter-Tribal Council of California Health and Nutrition Program, centered in Bishop, provides hot lunches and transit services to Indian elders residing on



the reservation in the Bishop area. The Owens Valley Child Care Center, provided by the Indian Tribal Council, operates a van for recreational and social activities associated with the center.

7.4.3 Public Transportation Issues

The following section lists (in no specific order) the critical public transportation issues that were identified during the preparation of the General Plan.

- Potential elimination of Greyhound bus service in the County.
- Service between communities in the County.
- Adequate medical transportation within the County and to treatment centers located outside the County.

7.4.4 Goals and Policies

Goal PT-1	Provide effective, economically feasible, and efficient public transportation in Inyo County that is safe, convenient, efficient, reduces the dependence on privately owned vehicles, and meets the identified transportation needs of the County, with emphasis on service to the transportation disadvantaged. [Existing Streets, Roads, and Highways Goal 4, revised and Transit Goal 1, revised]
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Policy PT-1.1

Transit Facilities

Provide transit facilities, such as, bus shelters, staging areas, base stations, transit hubs, etc. [Existing Transit Objective 4]

Policy PT-1.2

Transportation Grants

Encourage and support the use of public transportation grants from state and federal programs to the maximum extent possible. [Existing Transit Policy 1]



- Policy PT-1.3** **Public Transit Accessibility**
Support and promote accessibility in public transportation to the maximum extent practicable, including continued support of special service vans that provide a high level of service to low mobility groups. [Existing Transit Policy 3 and 4]
- Policy PT-1.4** **Develop Long-Range Transit Plans**
Cooperatively develop long-range plans with transit operators that provide guidance and assistance in determining capital and operating requirements. [Existing Transit Policy 13]
- Policy PT-1.5** **Consider Future Development**
Consider future development of commercial or residential centers that will generate traffic and require transportation improvements. [Existing Transit Policy 14]
- Policy PT-1.6** **Encourage Interregional and Intercity Bus Lines**
Encourage the development, expansion, and maintenance of interregional and intercity bus lines within Inyo County. [Existing Transit Policy 12]
- Policy PT-1.7** **Promote Public Transportation**
Actively promote public transportation through mass media, personal contact, and other marketing techniques, improve marketing and information programs to assist current ridership and to attract potential riders. [Existing Transit Policy 8]
- Policy PT-1.8** **Provide for Multi-Modal Facilities at Airports**
Encourage development of multi-modal facilities at airports where appropriate. [Existing Aviation Policy 4 and Objective 3, revised]

7.4.5 Implementation Measures

Table 7-3, Public Transportation Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 7-3. Public Transportation Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				On- going
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	
1.0	Develop and maintain a list of transit facilities that need development or improvement.	PT-1.1	LTC Public Works Dept.		■			■
2.0	Pursue state and federal grants for public transportation as they become available.	PT-1.2	LTC					■
3.0	Improve transit services for handicapped persons to provide mobility and self-sufficiency appropriate with state and federal regulations by coordinating and/or consolidating existing transportation services provided by social service agencies.	PT-1.3 PT-1.4	LTC					■
4.0	Encourage continued development of a transit system that will provide access to major tourist attractions.	PT-1.4	LTC					■
5.0	Encourage transit providers to survey transit utilization to determine effectiveness of existing service and possible modifications in response to changes in land use and travel patterns.	PT-1.5	LTC					■
6.0	Promote inter-community bus services that are feasible and meet the needs of the communities, and identify potential funding sources.	PT-1.6 PT-1.7	LTC					■
7.0	Work with regional bus transportation providers and state regulators in order to establish and/or maintain regional bus service with stops in the County.	PT-1.6	LTC County Administrator Public Works					■
8.0	Respond to requests for transit representatives to address civic, educational, and other interest groups.	PT-1.7	LTC					■
9.0	Arrange with local transit operators to provide ground transportation with incoming and outgoing passenger flights, as warranted.	PT-1.8	LTC					■



7.5 BICYCLES AND TRAILS

7.5.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to bicycles and trails, the following definitions will apply.

Class I Bikeway (Bike Path or Bike Trail). Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians, with cross flows by motorists minimized.

Class II Bikeway (Bike Lane). Provides a restrictive right-of-way designated for the exclusive or semi-exclusive use of bicycles, with through travel by motor vehicles or pedestrians prohibited but with vehicle parking and cross flows by pedestrians and motorists permitted.

Class III Bikeway (Bike Route). Provides right of way designated by signs or permanent markings and shared with pedestrians and motorists.

7.5.2 Existing Setting

The 1990 U.S. Census of Population and Housing compiled statistics of means of transportation to work and length of commute time. Statistics for Inyo County indicate of the 7,258 persons (16 years and older) who work outside the home, 12.8 percent bicycle or walk to work, and 68.5 percent live within 14 minutes of their place of employment (U.S. Census Bureau 1990). The percentages for bicycling and walking to work are significantly higher than the national average of 0.4% and 4.0% respectively. Land use patterns in some communities create difficult challenges for bicycle commuting in general. Weather conditions also make bicycling and walking difficult at times during the year. Seasonal conditions aside, there is an active citizenry throughout the County that is very interested in creating a network of bicycle and pedestrian trails linking people to places and their surroundings.




7.5.3 Bicycle and Trail Issues

The following section lists (in no specific order) the critical bicycle and trail issues that were identified during the preparation of the General Plan.

- Improved bicycle and pedestrian access within communities.
- Improved bicycle and pedestrian access between activity points (i.e., parks, campgrounds, etc.)
- Improved bicycle access between communities.

7.5.4 Goals and Policies

Goal BT-1	Encourage and promote greater use of non-motorized means of personal transportation within the region. [Existing Non-motorized Goal 1, revised]
Policy BT-1.1	Consider the Non-Motorized Mode in Planning Consider the non-motorized mode as an alternative in the transportation planning process. [Existing Non-motorized Policy 3]
Policy BT-1.2	Bikeway and Trail System in the Region  Plan for and provide a continuous and easily accessible bikeway and trail system within the region. Plans shall be based on the bicycle system shown on the General Plan Circulation Diagrams. [Existing Non-motorized Objective 2, revised]
Policy BT-1.3	Multi-Modal Use of Road and Highway System Support plans that propose multimodal use of the state highway and County roadway system. [Existing Non-motorized Policy 2, modified]
Policy BT-1.4	Minimize Cyclist/Motorist Conflicts Develop a regional bicycle system that will minimize cyclist/motorist conflicts. [Existing Non-motorized Objective 3]



7.5.5 Implementation Measures

Table 7-4, Bicycles and Trails Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 7-4. Bicycles and Trails Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	As appropriate, include bicycle trails and parking facilities with the development of new major streets, large commercial/industrial developments, and public facilities.	BT-1.1	Planning Department					■
2.0	Design and develop routes to accommodate bikeways, equestrian trails, and pedestrian facilities. Utilize the plans illustrated on the General Plan Circulation Diagrams	BT-1.1 BT-1.2	LTC					■
3.0	Monitor bicycle usage of existing bicycle facilities and road system, and make improvements when necessary and feasible.	BT-1.2	LTC					■
4.0	Require that bicycle facilities be maintained at regular intervals to prevent deterioration of the facilities.	BT-1.2	LTC					■
5.0	Seek opportunities for joint participation of the state and City of Bishop (when appropriate) in the construction and maintenance of non-motorized facilities. The County shall also pursue other funding sources to assist in the planning, design, construction, and maintenance of bicycle facilities and trails.	BT-1.2	LTC					■



Table 7-4. Bicycles and Trails Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				On- going
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	
6.0	Incorporate pedestrian and/or equestrian facilities as part of the recreational trails system, and link these to all land use areas.	BT-1.2	LTC					■
7.0	Encourage the development of bicycle facilities that will be convenient to use, easily accessible, continuous, and safe.	BT-1.2	LTC					■
8.0	Mark clearly pedestrian, equestrian, and recreational trails where crossing a roadway.	BT-1.2 BT-1.4	LTC					■
9.0	Work with federal land management agencies and LADWP to coordinate trail efforts and ensure connections between trail systems in federally managed lands and Inyo County communities and locations of interest.	BT-1.2	Inyo County					■
10.0	Where roadway and/or shoulder width exists, surface conditions permit, and bicycle volumes warrant, install bike route signs and/or striping.	BT-1.3	Public Works Dept.					■
11.0	Employ the appropriate class of bikeways, considering volume, speed, safety, and cost and use California’s design standards when federal or state funding is involved.	BT-1.2 BT-1.4 BT-1.4	LTC					■



7.6 RAILROADS

7.6.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to railroads, the following definitions will apply.

Mainline. A mainline corridor is one that connects two or more primary destinations. A regional connection.

Spur Line. A spur line is a rail link running from a mainline to a destination or origination point of goods, materials, or passengers to be carried by the railroad.

7.6.2 Existing Setting

Currently, there is no freight or passenger rail service in Inyo County. Southern Pacific provides a mainline freight service from Southern California to Mojave in Kern County. At Mojave the line branches off with several spur lines. The Searles Branch heads in an easterly direction from Mojave. An additional spur line from Searles (near Trona) heads in a northerly direction and terminates in Lone Pine. This spur line from Searles, which parallels U.S. 395, was abandoned in the early 1980's. However, the right-of-way continues to be preserved.



7.6.3 Railroad Issues

The following section lists (in no specific order) the critical railroad issues that were identified during the preparation of the General Plan.

- Need to maintain rail corridors for future use, if needed.
- Support tourist oriented rail activity related to Laws Railroad Museum.
- Reestablishment of rail service in Inyo County (southern Inyo County is currently being evaluated).

7.6.4 Goals and Policies

Goal RR-1	Encourage and pursue railroad facilities within the region. [Existing Railroad Goal 1]
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- Policy RR-1.1*** ***Preservation of Railroad Right-of-Way***
 Support preservation of railroad rights-of-way in Inyo County for restoration of rail operations or reuse in a regional bikeway/trails system. [Existing Railroad Policy 2]
- Policy RR-1.2*** ***Railroad Corridor Studies***
 Encourage railroad corridor studies in Inyo County for passenger and freight service. [Existing Railroad Policy 4]
- Policy RR-1.3*** ***Reestablish Freight Service***
 Support efforts to reestablish freight service in Inyo County. [Existing Railroad Policy 1]



7.6.5 Implementation Measures

Table 7-5, Railroad Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 7-5. Railroad Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Encourage multimodal and multiple use of railroad facilities.	RR-1.1	LTC					■
2.0	Analyze potential use of railroad rights-of-way facilities.	RR-1.1	LTC					■
3.0	Seek funding for railroad studies. Studies should determine the future viability of railroad corridors and potential for reuse.	RR-1.1 RR-1.2	LTC					■
4.0	Cooperate with public or private projects to rehabilitate railroad routes and assist in seeking public and private funding to implement such projects.	RR-1.3	LTC					■



Please see next page →



7.7 AVIATION

7.7.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to aviation, the following definitions will apply.

Private Airstrip. A privately owned facility with limits on usage.

Public Airport. Airfields and supporting facilities that are owned or operated by a public entity and are available for use by the general public.

7.7.2 Existing Setting

Aviation service in Inyo County is limited, but it provides a vital link to the eastern Sierra region because of the County's physical isolation from the rest of California. Inyo County has seven public airports (located near the communities of Bishop, Furnace Creek, Independence, Lone Pine, Stovepipe Wells, Trona, and Shoshone) and six private airstrips within its boundaries. Overall, passenger activity has increased by about 5% annually since 1980, with annual passenger levels expected to reach 35,000 by 2000.

7.7.3 Aviation Issues


The following section lists (in no specific order) the critical aviation issues that were identified during the preparation of the General Plan.

- Establishment of a regularly scheduled passenger service at Bishop Airport.
- Establishment of business park at Bishop Airport.



- Maintenance of existing facilities.
- Expansion of services and facilities at County-owned and operated facilities (near communities of Bishop, Independence, Lone Pine, and Shoshone).

7.7.4 Goals and Policies

Goal AVI-1	Enhance airports in the County to meet changing needs and demands. [New goal]
<i>Policy AVI-1.1</i>	<i>Airport Funding</i> Seek all available funding sources for airport maintenance and enhancement. [Existing Aviation Policy 1, revised]
<i>Policy AVI-1.2</i>	<i>Land Use Compatibility</i> Promote land use compatibility of each airport with the surrounding environment. [Existing Aviation Policy 7]
<i>Policy AVI-1.3</i>	<i>Effective and Efficient Utilization of Airports</i> Encourage and foster effective and efficient utilization of existing airport facilities. [Existing Aviation Goal 2]
<i>Policy AVI-1.4</i>	<i>Light Industrial at Bishop Airport</i>  Promote the establishment of light industrial uses and businesses to stimulate the use of the Bishop Airport by outside companies. [Existing Aviation Objective 8]
<i>Policy AVI-1.5</i>	<i>Air Carrier Service at Bishop Airport</i> Maintain and expand dependable air carrier service at Bishop Airport to serve the air passenger, cargo, and mail/package needs of the County. [Existing Aviation Objective 6, Existing Aviation Goal 3 and Objective 4, revised]



7.7.5 Implementation Measures

Table 7-6, Aviation Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 7-6. Aviation Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Seek all means to maximize state and federal airport grant funding.	AVI-1.1	LTC Public Works					■
2.0	Seek capital through private ventures, government grants, low interest loans, and/or loan guarantees.	AVI-1.1	LTC Public Works					■
3.0	Encourage development of public airports as outlined in the "Bishop Airport Master Plan" or future master plans.	AVI-1.2	LTC Public Works					■
4.0	Adopt the "Policy Plan and Airports Comprehensive Land Use Plans" recommendations and policies that promote land use and noise compatibility within the seven public use airports in the County.	AVI-1.2	LTC Public Works Planning					■
5.0	Ensure consistency of County and local general and specific plans with airport land use plans.	AVI-1.2	LTC Planning					■
6.0	Work with LADWP to ensure airport lease allows flexibility in land use around the Bishop Airport.	AVI-1.4	Board of Supervisors County Administrator	■				
7.0	Evaluate the provision of incentives for a commuter and/or commercial airline operation at Bishop Airport, including economic incentives such as: volume fuel discount, reasonable counter, gate, and landing fee rates.	AVI-1.5	LTC Public Works					■
8.0	Work with resort operators in the Mammoth Lakes area to develop Bishop Airport as a backup facility to handle air flights to Mammoth Airport during inclement weather.	AVI-1.5	LTC Board of Supervisors County Administrator					■



Table 7-6. Aviation Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				On- going
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	
9.0	Increase the awareness of the Bishop Airport to bring tourists and business groups to the area.	AVI-1.5	LTC County Tourism Board					■
10.0	Encourage cooperation between the County and the Bishop Tourist/Convention Bureau to help attract recreational visitors to use the Bishop Airport for fast, safe, and efficient travel.	AVI-1.3 AVI-1.5	LTC					■



7.8 CANALS, PIPELINES, AND TRANSMISSION CABLES

This topic area covers a wide-range of conveyance systems used to move materials, products, resources, or information, and is not limited to canals, pipelines, and transmission cables.

7.8.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to canals, pipelines, and transmission cables, the following definitions will apply.

Aqueduct. The term aqueduct refers to a system used to carry a large quantity of flowing water. An aqueduct system can be made up of a number of conveyance structures, such as pipes or canals.

Kilovolt (kV). Term defining 1,000 volts of electricity.

Regional Conveyance. A regional conveyance is defined as any transmission facility or conduit used for the movement of a material, product, resource, or information that is delivered to or from an area outside the County. Transmission facilities include, but are not limited to, pipelines, aqueducts, canals, overhead lines, and antennas.

7.8.2 Existing Setting

One of the largest conveyance systems in the County is the Los Angeles Aqueduct (LAA). The LAA includes two aqueducts. The first aqueduct is 338 miles in length with a capacity of up to 336,000 acre-feet/year (AF/Y) (almost 300 million gallons per day). The second aqueduct was completed in 1970 and increased total capacity of the system to 560,000 AF/Y (almost 500 million gallons per day). The aqueduct is operated by the Los Angeles Department of Water and Power.



For electricity, the Pacific DC Intertie is a large 5,000 kV multi-terminal overhead transmission line that extends from Celilo Station in Northern Oregon to Sylmar Station in Southern California. The transmission line extends along the western portion of the County. Southern California Edison maintains these transmission lines in Inyo County. The Los Angeles Department of Water and Power has transmission lines running from Mono County through Inyo County southward to the Southern California metropolitan centers.

No major pipelines extend through the County. [Do I leave the last sentence in?]

7.8.3 Canals, Pipelines, and Transmission Cables Issues

No major issues related to canals, pipelines, and transmission cables were identified in relation to conveyance. Issues related to water export are covered in the Conservation/Open Space Element (Chapter 8) of this General Plan.

7.8.4 Goals and Policies

Goal CPT-1	To ensure that regional conveyance systems are designed and located to serve Inyo County residents while not significantly impacting existing communities or regional viewsheds. [New goal]
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Policy CPT-1.1

Placement of Corridors

The County shall consider the visual and environmental impacts associated with placement of regional conveyance corridors.



7.8.5 Implementation Measures

Table 7-7, Canals, Pipelines, and Transmission Cables Implementation Measures, identifies the implementation measures that the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 7-7. Canals, Pipelines, and Transmission Cables Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County will encourage the co-location of regional conveyance corridors (utility corridors) over establishment of new routes.	CPT-1.1	Planning					■
2.0	Regional conveyance corridors passing through the County should provide some benefit to the residents of the County.	CPT-1.1	Planning					■
3.0	All high voltage electricity (> 92kV), natural gas, and oil/fuels transmission facilities will be designed and located to not impact the health, safety, or welfare of residents and visitors to the County.	CPT-1.1	Planning					■
4.0	Antennas and satellite dishes shall be screened from public view whenever possible.	CPT-1.1	Planning					■



Please see next page →



7.9 OTHER CIRCULATION TOPICS

During preparation of the General Plan Goals and Policies Report, two other circulation issues were identified and added to the document. This section covers issues related to parking and information technology/ telecommuting.

7.9.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to other circulation topics, the following definitions will apply.

Off-Street Parking. Parking provided in a parking lot located outside the right-of-way of a street or highway.

On-Street Parking. Parking that is included in the right-of-way of a street or highway.

Telecommuting. Using information services/systems, such as the Internet, e-mail, video conferencing, and so forth to allow a person to work in a location removed from a main or branch office.

7.9.2 Existing Setting

A mix of both on-street and off-street parking is used in Inyo County. In the Owens Valley, most communities (with the exception of the City of Bishop) are able to utilize on-street parking in their downtown areas along U.S. 395. For Inyo County communities, no parking complaints or problem areas were identified, although concerns over keeping on-street parking on U.S. 395 were mentioned.

A concern often mentioned was the need to establish high-speed connections to the Internet in the County. This was seen as a necessary step to allow new businesses to establish in the County.



7.9.3 Other Circulation Topic Issues

The following section lists (in no specific order) the critical issues that were identified during the preparation of the General Plan for other circulation-related topics.

- Concern over potential elimination of on-street parking within communities to enhance highway/roadway capacity (although not currently planned).
- Gain access to high-speed Internet services.

7.9.4 Goals and Policies

Goal OCT-1	Provide for the parking needs of local residents, visitors, and tourists. [Existing Parking Goal 1]
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- | | |
|------------------------------|---|
| <i>Policy OCT-1.1</i> | <i>Adequate Allocation of Parking</i>
Require development proposals to provide adequate parking for the intended uses. [Existing Parking Policy 1, revised] |
| <i>Policy OCT-1.2</i> | <i>Park-and-Ride Facilities</i>
Encourage park-and-ride facilities along major roadways where feasible. [Existing Parking Policy 2, revised] |
| <i>Policy OCT-1.3</i> | <i>On-Street Parking</i>
Maintain on-street parking whenever possible. |



Goal OCT-2	Incorporate new developments in communications/transportation technology. [Existing New Technology Goal 1, revised]
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- Policy OCT-2.1 *Transportation Technology Research and Development***
 Support public and private research and development efforts in new transportation technology. [Existing New Technology Policy 1]
- Policy OCT-2.2 *Communications Technology***
 Support communications technology that reduces the need for vehicle travel. [Existing New Technology Policy 5]

7.9.5 Implementation Measures

Table 7-8, Other Circulation Topics Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 7-8. Other Circulation Topics Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Consider on-street and off-street parking needs for all projects and ensure adequate parking is provided or available.	OCT-1.1	Planning Department					■
2.0	Incorporate new park-and-ride lots or expansion of existing lots, when warranted, in with other projects.	OCT-1.2	LTC					■



Table 7-8. Other Circulation Topics Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				On- going
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	
3.0	Work with Caltrans to maintain safe, on-street parking along highways in communities.	OCT-1.3	Public Works					■
4.0	Cooperate in studying corridors for High Speed Ground Transportation (HSGT) or high speed rail projects.	OCT-2.1	LTC					■
5.0	Encourage, where appropriate, rural test sites for transportation research and development.	OCT-2.1	LTC					■
6.0	Increase use of travel saving communications technologies, such as tele-conferencing and travel information systems.	OCT-2.2	LTC					■
7.0	The County shall work with utility providers (including cable franchises) to provide access to high-speed Internet services.	OCT-2.2	County Administrator					■
8.0	The County shall work with communications companies to gain access to high-speed communications corridors as part of permitting process.	OCT-2.2	County Administrator Planning					■



8.1 INTRODUCTION

Inyo County's natural environment is an important part of what sets the County apart from other geographic areas in the state. The natural environment is also a large part of the County's economic base that brings visitors and tourism to the area.

This element presents goals, policies and implementation measures for several resource disciplines, including soils, agricultural resources, mineral and energy resources, water resources, biological resources, cultural resources, visual resources, and recreation.

This element is divided into the following eight topic areas:

- S Soils (Section 8.2)
- AG Agricultural Resources (Section 8.3)
- MER Mineral and Energy Resources (Section 8.4)
- WR Water Resources (Section 8.5)
- BIO Biological Resources (Section 8.6)
- CUL Cultural Resources (Section 8.7)
- VIS Visual Resources (Section 8.8)
- REC Recreation (Section 8.9)

Each of the topic areas covered in this element has five major parts as follows.

- **Definitions.** This section provides a set of definitions for terms used in this element.
- **Existing Setting.** This section provides a brief summary of the existing conditions in the planning area. A detailed discussion on existing conditions can be found in Chapter 8 of the *Inyo County General Plan Background Report*.
- **Issues.** A brief summary of the major issues discovered during the public participation portion of the General Plan program are included to provide a context for the goals, policies, and implementation measures presented.



- **Goals and Policies.** This section contains the goals and policies that will be used by the County to guide future land use decisions.
- **Implementation Measures.** To ensure that appropriate actions are taken to implement the General Plan, a set of implementation measures are provided.



8.2 SOILS

8.2.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to soils, the following definitions will apply.

Soil. Soil is a layer of weathered, unconsolidated material on top of bedrock. Soil can also be described as containing organic matter and being capable of supporting plant life.

Soil Types. A variety of soil types exist in Inyo County. Soils are classified by a number of factors, including particle size; organic component; their mix of sand, silt, and clay materials; and the types of base materials which eroded to make the material.

8.2.2 Existing Setting

Given the size and diversity (bedrock types, water flows, organic mater, and so forth) of the County, soils in the County are equally diverse. To date, no comprehensive countywide soil survey has been prepared. The U.S. Natural Resources Conservation Service (NRCS) has recently completed a soil survey of the Benton-Owens Valley area, and database information is available online (www.ftw.nrcs.usda.gov/ssurgo.html). Other surveys in Death Valley, Inyo National Forest, and the Inyo County area are currently in progress, and information will be published when the surveys are complete (Poseley pers. comm.).

8.2.3 Soil Issues

The following section lists (in no specific order) the critical soil issues that were identified during the preparation of the General Plan.



- Exposure of soils to water and wind erosion.
- Need to protect the limited areas with soils suitable for crops.
- Ability of soils to process sewage from septic systems.

8.2.4 Goals and Policies

GOAL S-1	Maintain the productivity of Inyo County's soils. [Conservation & OS Element - A. - Modified Goal 4; M. - Modified Goal 2]
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Policy S-1.1

Soil Conservation for Agriculture

Encourage the conservation of agricultural soils to provide a base for agricultural productivity and the County's economy. [Conservation & OS Element - A. - Modified Goal 5, Modified Goal 6; M. - Modified Goal 3, Modified Goal 4; N. - Modified Policy 2]

Policy S-1.2

Agricultural Impacts to Soils

Promote sound agricultural practices to help eliminate excessive erosion and buildup of salts. [New policy]

GOAL S-2	Recognize development limitations of soil types in review and approval of future development projects to protect public health and safety. [New Goal]
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Policy S-2.1

Soil Erosion

Minimize soil erosion from wind and water related to new development. [New policy]

Policy S-2.2

Soil Limitations

Require low-density development in areas where soils have moderate or severe limitations for sewage disposal, unless infrastructure exists for a public sewer system. [New policy]



Policy S-2.3

Soil Instability

In areas of unstable soils and/or steep terrain, the County shall limit the intensity of development in order to minimize the potential for erosion and landform instability. See also Policies PS-5.1 and PS-5.5. [Safety Element - D. - Modified Policy 1]

8.2.5 Implementation Measures

Table 8-1, Soil Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 8-1. Soil Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
			2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0 The County will work with the U.S. Department of Agriculture, the NRCS, and University of California Extension to ensure that farmers and ranchers have access to information and resources to best manage soil erosion and salt buildup.	S-1.1 S-1.2	Agricultural Commissioner	■				
2.0 The County shall develop as part of their Zoning Ordinance guidelines for erosion control associated with grading activities in the County.	S-2.1	Planning	■				
3.0 The County shall require erosion control measures for all grading activities to minimize the impact of soil erosion from water and wind.	S-2.1 S-2.3	Public Works					■



Table 8-1. Soil Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
			2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
4.0 All development proposed to utilize septic systems shall comply with Environmental Health Department and LRWQCB requirements for siting and installation. Development of shared/community septic systems and in areas know to have septic tank failures shall be required to provide a soils test showing on-site and cumulative area capabilities to support the proposed system. Septic tanks on lots smaller than ½ acre are prohibited by LRWQCB.	S-2.2	Building and Safety Environmental Health LRWQCB					■



8.3 AGRICULTURAL RESOURCES

8.3.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to agricultural resources, the following definitions will apply.

Agricultural. Agricultural activities are defined to include the production of food, feed, forage, fiber, and oilseed crops and are lands available for use as cropland, pastureland, rangeland, and commercial timber.

Farmland of Local Importance. Lands identified by the County as important to the local economy, but do not fall within prime farmland or farmland of statewide importance.

Farmland of Statewide Importance. Farmland of Statewide Importance are lands other than prime farmland that have a good combination of physical and chemical characteristics for producing food, feed, or fiber.

Prime Farmland. Prime farmland is land with the best combination of soil quality, water supply, and growing season needed to produce sustained high yields of agricultural crops. These lands are best suited for producing food, feed, or fiber and are also available for pastureland and rangeland.

Williamson Act. The Williamson Act, also known as the California Land Conservation Act, is a voluntary program that allows property owners to have their property assessed on the basis of agricultural production rather than current market value. The purpose of the Act is to encourage property owners to continue to use their property in agricultural activities to prevent their premature conversion to urban uses.



8.3.2 Existing Setting

Agriculture is important to the culture and heritage, as well as to the economy of Inyo County. Due to the extensive rangelands available for grazing, the primary agriculture activity in the County is livestock production, consisting of raising cattle, pack animals (horses, mules, and burros for transporting people and supplies), and sheep. A small amount of intensive agriculture occurs, and irrigated pasturelands are also present within the County.

The California Department of Conservation has instituted the Farmland Mapping and Monitoring Program to provide the information needed to assess the value of highly productive and economically important farmland. Because of budget constraints and the lack of published soil surveys, potentially important farmlands in Inyo County have not been identified. Soil surveys currently in progress, or awaiting publication, may help in future mapping efforts. (Poseley pers. comm.) Soils information for the Owens Valley and adjacent areas was released during the preparation of this General Plan.

8.3.3 Agricultural Resources Issues

The following section lists (in no specific order) the critical agricultural resources issues that were identified during the preparation of the General Plan.

- Protection and preservation of agricultural lands within the County.
- Protection of water needed for viable agricultural operations.
- Support for continued use of Los Angeles Department of Water and Power (LADWP), state and federal lands for agricultural purposes.



8.3.4 Goals and Policies

GOAL AG-1	Provide and maintain a viable and diverse agricultural industry in Inyo County. [Conservation & OS Element - A. - Modified Goal 4, Modified Goal 5, Modified Goal 6; M. - Modified Goal 2, Modified Goal 3, Modified Goal 4]
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- Policy AG-1.1** **Identify Important Agricultural Lands** 
Support and encourage the identification of important agricultural lands within the County. [New policy]
- Policy AG-1.2** **Continue Agricultural Production**
Support and encourage continued agricultural production activities in the County. [New Policy]
- Policy AG-1.3** **Conversion of Agricultural Land**
Discourage conversions of productive agricultural lands for urban development. [Conservation & OS Element - N. - Modified Policy 1]
- Policy AG-1.4** **Minimize Land Conflicts**
Preserve and protect agricultural lands from encroachment by incompatible land uses. [Conservation & OS Element - N. - Same as Policy 1]
- Policy AG-1.5** **Education in Agronomics**
Support education programs in agricultural sciences to insure a future of well-trained agronomists and informed citizens. [New Policy]
- Policy AG-1.6** **Public Lands for Agriculture** 
Support the continued use and expansion of public lands for agricultural operations. [Conservation & OS Element - N. - Modified Policy 3]
- Policy AG-1.7** **LADWP Lands for Agriculture** 
Work with LADWP to expand the County’s agricultural base of cropland on identified arable lands to benefit the agricultural economy. [New Policy]



Policy AG-1.8

Sustainable Agriculture

Promote sustainable agricultural activities to lessen environmental impacts, such as:

- manage lands on a sustainable yield basis,
- encourage the use of reclaimed water for agricultural use where feasible, and/or be more efficient with irrigation water to conserve potable water, and
- rotate crop production to conserve soil characteristics. [Conservation & OS Element - N. - Modified Policy 2]

8.3.5 Implementation Measures

Table 8-2, Agricultural Resources Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 8-2. Agricultural Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Work with the NRCS and the California Department of Conservation to complete studies needed to identify Prime Farmland and Farmland of Statewide Importance.	AG-1.1 AG-1.3	Agricultural Commissioner Farm Advisor NRCS		■			
2.0	The County shall develop a program to identify Farmland of Local Importance and shall maintain a diagram showing the location of these lands. Primary locations for these lands are in the Owens Valley and Sandy Valley areas.	AG-1.1 AG-1.3	Agricultural Commissioner Farm Advisor		■			



Table 8-2. Agricultural Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
3.0	The County shall ensure that large land areas (40 acres minimum) that are identified as Prime Farmland, Farmland of Statewide Importance, or Farmland of Local Importance are maintained for agricultural operations. The County shall establish and promote a Williamson Act program for protection of these important agricultural lands.	AG-1.1 AG-1.2 AG-1.3 AG-1.4	Agricultural Commissioner Planning					■
4.0	New development proposals adjacent to agricultural operations shall be reviewed and mitigated to ensure that they do not significantly impact agricultural operations or lead to nuisance complaints from new residents.	AG-1.4	Farm Advisor Planning					■
5.0	The County shall work with local universities and technical schools to encourage the provision of educational programs in agriculture.	AG-1.5	Farm Advisor Future Farmers of America 4-H					■
6.0	Work with public managers to coordinate and expand the use of public lands for agricultural activities where appropriate. Areas to encourage expansion would be lands identified as Prime Farmland or Farmland of Statewide Importance through Implementation Measure 1.0	AG-1.6	Agricultural Commissioner					■
6.1	Work with LADWP to expand agricultural opportunities as appropriate in areas identified as Prime Farmland or Farmland of Statewide Importance through Implementation Measure 1.0	AG-1.7	Planning		■			
7.0	The County shall continue to support sustainable agriculture through programs offered by the Farm Advisor and Agriculture Commissioner's office.	AG-1.8	Agricultural Commissioner Farm Advisor					■



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8.4 MINERAL AND ENERGY RESOURCES

8.4.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to mineral and energy resources, the following definitions will apply.

Geothermal Energy. Geothermal energy is created by capturing steam that is created when water in the ground comes in contact with hot rocks underground and using this steam to run a turbine to generate electricity.

Hydroelectric Energy. Hydroelectric energy is generated by converting the movement of water into electricity. In Inyo County, many hydroelectric facilities are operated by piping water to a downhill location using the minimum grade necessary to keep the water moving, then letting the water fall (thereby increasing the water's speed) to a generating facility where the moving water turns a turbine and generates electricity.

Mineral Resources. Mineral resources are defined as naturally occurring materials in the earth that can be utilized for commercial purposes.

8.4.2 Existing Setting

The presence of mineral resources was a driving force for much of the early settlement within the County. Although approximately 60% of the land in the County is thought to have mineral potential, mining currently plays a significant, although decreasing, role in the County. The predominant mining activity is the extraction of aggregate resources (stone, sand, gravel and clays). Other valuable minerals, such as silver and gold, are also mined throughout the County. Borates and soda ash (from Owens Lake) also play an important role in the mining industry.

The potential for development and enhancement of energy resources in Inyo County is somewhat limited. Several hydroelectric and geothermal power plants are currently in operation, producing as much as 322



megawatts (MW) of electricity per day, but further development of this resource is limited by the hydrology and environmental sensitivity of the rivers and streams and the availability of geothermal resources.

8.4.3 Mineral and Energy Resources Issues

The following section lists (in no specific order) the critical mineral and energy resources issues that were identified during the preparation of the General Plan.

- Designation and protection of sufficient sand and gravel resources.
- Reclamation and other mitigation of mining impacts.
- Protection of new and existing residential land uses from impacts associated with mining operations, such as noise and dust.

8.4.4 Goals and Policies

GOAL MER-1	Protect the current and future extraction of mineral resources that are important to the County’s economy while minimizing impacts of this use on the public and the environment. [New Goal]
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Policy MER-1.1

Resource Extraction and the Environment

Support the production of mineral resource where it would not significantly impact sensitive resources as defined by CEQA and this General Plan. [New Policy] [Conservation & OS Element - J. - Modified Policy 1, Modified Policy 2]

Policy MER-1.2

Minimize Land Conflicts

New mining operations shall be designed to provide a buffer between existing or likely adjacent uses to minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts. [Conservation & OS Element - J. - Modified Policy 2]



Policy MER-1.3

SMARA Compliance

The County shall ensure that all mining projects comply with the requirements of the California Surface Mining and Reclamation Act (SMARA), County ordinances, and any other applicable regulations. [Conservation & OS Element - B. - Modified Policy 20; J. - Modified Implementation Action 3] As part of this compliance, all mining operations shall prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation. [New Policy]

Policy MER-1.4

Environmental Contamination

All mining operations will be required to take precautions to avoid contamination from wastes or incidents related to the storage and disposal of hazardous materials, or general operating activity at the site. [New Policy]

Policy MER-1.5

Maintain Accessibility

Ensure that extractive resource areas are protected from incompatible development that could interfere with extractive operations, now or in the future. [Conservation & OS Element - B. - Modified Policy 20]

8.4.5 Implementation Measures

Table 8-3, Mineral and Energy Resources Implementation Measures, identifies implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 8-3. Mineral and Energy Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall ensure compliance with the California Environmental Quality Act (CEQA) on all mining projects (on private and LADWP-owned lands in the unincorporated portions of the County), including the proposal of adequate and feasible mitigations to reduce on-site and off-site impacts to less than significant levels.	MER-1.1 MER-1.2 MER-1.4	Planning Public Works					■
2.0	The County shall not permit mining operations in areas containing existing sensitive receptors, such as residences, schools, hospitals, and similar uses, unless it can be demonstrated that impacts would be less than significant, and/or mitigation measures are incorporated into the project design to ensure that impacts would not occur.	MER-1.1 MER-1.2 MER-1.4	Planning					■
3.0	For mining operations that involve heavy truck traffic, the County shall ensure that mitigations are in place to reduce adverse impacts from dust, noise, and erosion, and to also ensure that operations contribute equitably for the maintenance of public roads.	MER-1.1 MER-1.2	Building and Safety Public Works Planning					■
4.0	The County shall continue to review mining projects pursuant to the requirements of the SMARA, County ordinances, and any other applicable regulations.	MER-1.3	Planning State Dept. of Conservation, Office of Mine Reclamation					■
5.0	All mining operators will be required to submit operating plans that contain spill prevention control plans and other measures that identify structural and non-structural methods to reduce environmental impacts.	MER-1.4	Environmental Health Planning					■



Table 8-3. Mineral and Energy Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
6.0	The County shall review development proposals to ensure that they would not conflict with mineral resource extraction.	MER-1.5	Planning					■
7.0	Discourage incompatible development on lands identified as containing significant mineral resources. Support uses that will not preclude future mining activities.	MER-1.5	Planning					■



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8.5 WATER RESOURCES

Although most areas of the County can be defined as a desert based on annual rainfall totals, some parts of the County are still rich in water resources. This topic area was included in the General Plan to ensure the protection of the County's water resources from overutilization, export, and degradation.

8.5.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to water resources, the following definitions will apply.

Aquifer. An aquifer is a body of saturated rock or sediment through which water can move readily. An aquifer is the underground area that stores groundwater resources.

Groundwater Basin. A groundwater basin is the aboveground area from which water flows or seeps into a particular aquifer or series of linked aquifers.

Groundwater Transfer. Groundwater transfer refers to the mechanical or artificial relocation of groundwater resources to a location outside the source location.

Mining or Overdraft. Overdraft is a condition of a groundwater basin or aquifer in which withdrawals exceed recharge (i.e., more water is taken out than is put back in).

Water Table. The upper surface of an aquifer (zone of saturation).

8.5.2 Existing Setting

The management of water resources in the County has been a long-standing controversial issue. The County faces water resources management problems relating to export of water, local control, fulfillment of economic development needs, and environmental damage. Additionally, the Yucca Mountain Repository



for nuclear wastes has the potential to leak radioactive materials into groundwater that flows toward Furnace Creek and Death Valley Junction areas.

8.5.3 Water Resources Issues

The following section lists (in no specific order) the critical water resources issues that were identified during the preparation of the General Plan.

- Protection of water quality in the County
- Protection of groundwater resources (both quantity and quality)
- Provide for appropriate restoration of water resources
- When and where appropriate, work with LADWP to transfer land ownership, water and/or water rights to private ownership or to the county.
- Protect the County from potential contamination from the Yucca Mountain Repository

8.5.4 Goals and Policies

GOAL WR-1	Provide an adequate and high quality water supply to all users within the County. [New Goal]
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Policy WR-1.1

Water Provisions

The County shall review development proposals to ensure adequate water is available to accommodate projected growth. [New Policy]

Policy WR-1.2

Domestic Groundwater

Support sustainable groundwater extraction for domestic use in rural areas. [Conservation & OS Element - B. - Modified Policy 4]



Policy WR-1.3

Water Reclamation

Encourage the use of reclaimed wastewater, where feasible, to augment groundwater supplies and to conserve potable water for domestic purposes. [Conservation & OS Element - B. - Modified Policy 5]

Policy WR-1.4

Regulatory Compliance

Continue the review of development proposals and existing uses pursuant to the requirements of the Clean Water Act, LRWQCB, and local ordinances to reduce polluted runoff from entering surface waters. [Conservation & OS Element - B. - Modified Policy 1]

Policy WR-1.5

Pollutant Reduction Through Education

Support education programs to inform the public of methods to reduce water pollution. [New Policy]

GOAL WR-2	Protect and preserve water resources for the maintenance, enhancement, and restoration of environmental resources. [Conservation & OS Element - A. - Modified Goal 1]
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Policy WR-2.1

Restoration 

Encourage and support the restoration of degraded water surface and groundwater resources. [Conservation & OS Element - B. - Modified Policy 1; K. - Modified Policy 6, Modified Policy 10]

Policy WR-2.2

Watercourse Alterations

Encourage the preservation of existing natural conditions of watercourses when considering flood control projects. [New Policy]



Policy WR-2.3

New Hydroelectric Facilities

New or expanded hydroelectric power facilities shall be discouraged. [New Policy]





GOAL WR-3	Protect and restore environmental resources from the effects of export and withdrawal of water resources. [New Goal]
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- Policy WR-3.1** **Watershed Management**
Protect, maintain, and enhance watersheds within Inyo County. [Conservation & OS Element - B. - Modified Policy 1]
- Policy WR-3.2** **Sustainable Groundwater Withdrawal**
The County shall manage the groundwater resources within the County through ordinances, project approvals and agreements, ensure an adequate, safe and economically viable groundwater supply for existing and future development within the County, protect existing groundwater users, maintain and enhance the natural environment, protect the overall economy of the County, and protect groundwater and surface water quality and quantity. [Conservation & OS Element - B. - Modified Policy 4]
- Policy WR-3.3** **Water Resolutions** 
Support the implementation of the Long Term Groundwater Management Agreement between the County and LADWP, the MOU between LADWP, the County, the California Department of Fish and Game, the California State Lands Commission, the Sierra Club and the Owens Valley Committee, and the Inyo County Groundwater Ordinance (Ordinance 1004).
- Policy WR-3.4** **Return of Water Rights** 
If environmental restoration or economic development opportunities arise where additional private land or water rights are required and held by LADWP, the County should work with LADWP to regain landownership and water rights in the Owens Valley. [New Policy; Land Use Element - B. Modified Policy 4, Modified Policy 5, Modified Policy 6]



GOAL WR-4	Ensure the protection of water resources and human health related to potential contamination from development at the proposed Yucca Mountain Waste Nuclear Repository and past, present, and future activities at the Nevada Test Site. [New Goal]
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Policy WR-4.1 **Mitigation for Contamination** 
 Require the U.S. Department of Energy (DOE) to incorporate sufficient engineering features into any future repository at Yucca Mountain to ensure no migration of radionuclides or other contaminants to groundwater resources. [New]

Policy WR-4.2 **Federal Responsibilities** 
 Require that the DOE shall pay for and implement the monitoring, mitigation, and warning systems to ensure potential contaminated groundwater from the Yucca Mountain Repository does not adversely affect groundwater resources within the County. [New Policy]

8.5.5 Implementation Measures

Table 8-4, Water Resources Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 8-4. Water Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall coordinate with LADWP and local water agencies to ensure that water supplies and facilities are planned to serve development planned within the County.	WR-1.1	Public Works Water					■



Table 8-4. Water Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
2.0	The County shall review any new development proposals that involve a withdrawal of groundwater that is not regulated by the County's Groundwater Ordinance (Ordinance 1004) or the Inyo County/Los Angeles Water Agreement to ensure that with the proposed use, there will be an adequate, safe and economically viable supply of groundwater to supply all existing users of the groundwater as well as the future users under the proposed development.	WR-1.2	Water Planning Environmental Health					■
3.0	The County shall work with private industries to support the development of reclaimed water systems for non-potable uses. These efforts may include obtaining funding for subsidizing reclaimed water systems.	WR-1.3	Building and Safety Public Works					■
4.0	The County will review projects and ensure compliance with the Clean Water Act, including the requirements of the National Pollutant Discharge Elimination System (NPDES).	WR-1.4	Environmental Health LRWQCB					■
5.0	Industries that directly or indirectly discharge pollutants to surface waters shall be monitored for compliance with existing regulations.	WR-1.4	Environmental Health LRWQCB					■
6.0	Work with industries to reduce direct-source pollution into surface waters. [Conservation & OS Element - B. - Modified Policy 1]	WR-1.4	Environmental Health LRWQCB CalEPA					■
7.0	New industrial development shall be reviewed to determine the appropriate mechanisms to reduce wastewater discharge. These mechanisms may include onsite treatment prior to discharge of materials.	WR-1.4	Planning Environmental Health LRWQCB					■



Table 8-4. Water Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
8.0	The County shall prepare information on methods to reduce water pollution to be made available to the public. This information should discuss disposal of household hazardous materials, erosion control, septic systems, and vegetation management near waterways.	WR-1.5	Environmental Health Integrated Waste Management		■			
9.0	The County shall work with LADWP and federal regulatory agencies to develop a Waterways Plan for the restoration of the Owens River. This plan shall be designed to manage water quality, quantity, and biological resources that are dependent upon the water. Funding shall be sought from federal and state agencies, as well as LADWP and the private sector.	WR-2.1	Water Planning			■		
10.0	The County shall identify degraded waterways (other than the Owens River) that are appropriate for restoration work.	WR-2.1	Water		■			
11.0	The County shall work to obtain funding and/or volunteer efforts to perform restoration and to return degraded waterways to ecological health.	WR-2.1	Water					■
12.0	When flood control is required, the County shall design facilities, or work with the Corps of Engineers or other responsible agencies, to design facilities that promote leaving watercourses in as natural a condition as possible.	WR-2.2	Public Works					■
13.0	The County shall actively discourage and object to the permitting and development of new or expanded hydroelectric energy facilities.	WR-2.3	Planning					■
14.0	Coordinate with federal and state land management agencies to ensure adequate protection of watersheds that are vital to Inyo County's groundwater and surface water resources.	WR-3.1	Planning Collaborative Planning Team Water					■



Table 8-4. Water Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
15.0	The County shall monitor and ensure the implementation of the MOU to rewater the lower Owens River.	WR-3.1 WR-3.3	Water	■				
16.0	Work with the State of Nevada neighboring California and Nevada Counties to cooperatively manage common watersheds and groundwater basins to achieve the goal of maintaining an adequate, safe and economically viable groundwater supply for existing and future development within the County and its neighboring jurisdictions, protecting existing groundwater users, maintaining the natural environment, protecting the economy of the County, and protecting or enhancing groundwater quality and quantity.	WR-3.1 WR-3.2	Water Planning Nevada State Engineer					■
	The County shall require that exports not damage the County's environmental and economic resources by ensuring that "no unreasonable effect" occurs in the transfer and withdrawal of water resources pursuant to Section 1810 of the Water Code and the Inyo County Groundwater Ordinance.							
17.0	<p>"No unreasonable effect" shall be defined as the following:</p> <ul style="list-style-type: none"> ▪ The action would not contribute to a significant decline in the population of any sensitive or protected plant, fish, or wildlife species; ▪ The action would not reduce water levels in any existing public or private groundwater wells to levels that preclude withdrawal by existing users or would significantly increase the costs or such withdrawal; 	WR-3.2	Planning Water					■



Table 8-4. Water Resources Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
			2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
<ul style="list-style-type: none"> ▪ The action would not contribute to a significant change (degradation) in water quality or would reduce water quality below health standards or federal/state water quality standards; ▪ The action would not contribute to effects on water quality that would result in a deficiency by the water treatment agency's or individual's ability to treat water to appropriate standards; ▪ The action would not reduce available groundwater or surface water resources to levels that would make access and/or use of these waters uneconomical for development planned in accordance with this General Plan; ▪ The action would not directly or indirectly discharge contaminants into surface or groundwater resources. ▪ The action would not result in a land subsidence 							
18.0 The term "No unreasonable effect" includes economic considerations. These considerations include the demonstration of the potential costs and economic benefits that could result in the County with a new or expanded water export operation.	WR-3.2	Water Planning					■
19.0 The County shall encourage land transfers and water agreements that return water rights back to private property owners and Inyo County.	WR-3.4	Collaborative Planning Team Water Planning					■
20.0 The County will work to ensure that the repository design incorporates features necessary to ensure there will be no migration of radionuclides or other contaminants into groundwater resources.	WR-4.1 WR-4.2	Planning					■



Table 8-4. Water Resources Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
			2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
21.0 The County will monitor the activities of the DOE and other federal, state, and local agencies and work with these agencies to ensure that impacts from the proposed Yucca Mountain Nuclear Waste Repository to public safety are avoided or fully mitigated.	WR-4.1 WR-4.2	Planning					■



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8.6 BIOLOGICAL RESOURCES

8.6.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to biological resources, the following definitions will apply.

Sensitive Natural Community. A sensitive natural community is a community that is especially diverse, regionally uncommon, or of special concern to local, state, and federal agencies. Elimination or substantial degradation of such a community would constitute a significant impact under CEQA. The California Department of Fish and Game (DFG) monitors the condition of some sensitive natural communities in its Natural Diversity Database (NDDDB), including the following communities present in Inyo County: active desert dunes, alkali meadow, alkali seep, the Amargosa River, bristlecone pine forest, cottonball marsh, mesquite bosque, Salt Creek, Great Basin desert spring outflow, Mojave riparian forest, stabilized and partially stabilized desert dunes, transmontane alkali marsh, and water birch riparian scrub. Other sensitive natural communities that are or may be present in Inyo County include diverse types of riparian forest and scrub, Joshua tree woodland, foxtail pine forest, desert sandfields (Holland 1986), and various types of wetlands.

Special-Status Species. Special-status species are plants and animals that are legally protected under the state and federal Endangered Species Acts (ESAs) or other regulations, and species that are considered by the scientific community to be sufficiently rare to qualify for such listing. Special-status plants and animals are species in the following categories:

- species listed or proposed for listing as threatened or endangered under the federal ESA (50 CFR 17.12 [listed plants], 50 CFR 17.11 [listed animals], and various notices in the Federal Register [FR] [species proposed for listing]);
- species that are candidates for possible future listing as threatened or endangered under the federal ESA (61 FR 7596-7613, February 28, 1996);
- species listed or proposed for listing by the State of California as threatened or endangered under the California ESA (14 California Code of Regulations [CCR] 670.5);



- species that meet the definition of rare, threatened, or endangered under CEQA (State CEQA Guidelines Section 15380);
- plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code Section 1900 et seq.);
- plants considered by the CNPS to be “rare, threatened, or endangered in California” (Lists 1B and 2 in Skinner and Pavlik 1994);
- animal species of special concern to DFG (Remsen 1978 [birds], Williams 1986 [mammals], and Jennings and Hayes 1994 [amphibians and reptiles]); and
- animals fully protected in California (California Fish and Game Code Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

Wetlands and Other Waters of the United States. Wetlands are defined in Section 404 of the Clean Water Act as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support (and do support, under normal circumstances) a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3[b], 40 CFR 230.3). Areas that fit this definition fall under the jurisdiction of the U.S. Army Corps of Engineers. (Corps). To be protected under Section 404 of the Clean Water Act, a wetland must support positive indicators for hydrophytic vegetation, hydric soil, and wetland hydrology. However, agencies other than the Corps may consider an area a wetland if it is lacking one or more of the three parameters set forth by the Corps but provides important wetland functions and values such as wildlife habitat and water quality maintenance.

The term “other waters of the United States” refers to seasonal or perennial water bodies, including lakes, stream channels, drainages, ponds, and other surface water features that exhibit an ordinary high-water mark but lack positive indicators for one or more of the three wetland parameters described above (33 CFR 328.4). These water bodies are often also protected by the Corps or other agencies because of their important ecological function and values.



8.6.2 Existing Setting

Topographically, Inyo County is the most diverse county in California, with elevations ranging from 14,497 feet at the top of Mount Whitney (highest point in the continental United States) to -282 feet at Badwater in Death Valley (lowest point in United States). This diversity in topography, adds substantially to the diversity of biological resources seen in Inyo County.

Biologically, Inyo County can be divided into four major eco-provinces: the eastern Sierra Nevada, the Owens Valley, the White-Inyo Mountains, and the Mojave Desert. The geology, climate, flora, and fauna of these regions intermingle, creating a rich and interesting array of biological communities. Rapid transitions in elevation—in places spanning from 3,000 feet to 14,000 feet above sea level in less than 10 aerial miles—produce dramatic variations in temperature and rainfall (Irwin 1991). These ranges in topography and precipitation are responsible for much of the region's biological diversity.

Inyo County is home to the largest population of tule elk in California. Although the species is not native to the County, a herd was introduced in 1933 and the population has grown considerably. Today, four distinct herds of tule elk roam the County, and critical calving areas and summer and winter ranges have been established and are monitored. The County also supports herds of bighorn sheep, federally listed as endangered, and free-roaming burros and horses, which are recognized as wildlife in Inyo County.

Ninety-five special-status plant species and 64 special-status wildlife species are currently known to be present or have the potential to be present in Inyo County (Natural Diversity Data Base 1998). Although the NDDDB is the most current and reliable tool for tracking occurrences of special-status species, it contains only those records that have been submitted to the DFG, and it is not always completely up to date. Thus, additional special-status species may be present in Inyo County that not have been discovered or reported, and additional occurrences are possible of species already present that have not been reported or entered into the database.

Of the 95 special-status plant species currently known to occur or have potential to occur in Inyo County, three are federally listed as endangered, three are federally listed as threatened, and 29 are federal species of concern. Three of these plants are also listed as endangered and six are listed as threatened by the State of California. Of the 64 special-status wildlife species currently known to occur or have potential to occur in Inyo County, six are federally listed as endangered, seven are federally listed as threatened, and 24 are federal species of concern. Eleven of these wildlife species are also listed as endangered, nine are listed as threatened, and 33 are considered species of special concern by the State of California.



8.6.3 Biological Resources Issues

The following section lists (in no specific order) the critical biological resources issues that were identified during the preparation of the General Plan.

- Protection of natural resources within the County
- Restoration of habitats
- Balance of protection versus use of natural environment

8.6.4 Goals and Policies

GOAL BIO-1	Maintain and enhance biological diversity and healthy ecosystems throughout the County. [Conservation & OS Element - A. - Modified Goal 1]
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Policy BIO-1.1

Regulatory Compliance

The County shall review development proposals to determine impacts to sensitive natural communities, of both local and regional concern, and special-status species. Appropriate mitigation measures will be incorporated into each project, as necessary. [New Policy]

Policy BIO-1.2

Preservation of Riparian Habitat and Wetlands

Important riparian areas and wetlands, as identified by the County, shall be preserved and protected for biological resource value. [New Policy]

Policy BIO-1.3

Restoration of Biodiversity

Encourage the restoration of degraded biological communities. [Conservation & OS Element - P. - Modified Policy 2]



Policy BIO-1.4

Limitations for ERA's

The County shall discourage development in Environmental Resource Areas (ERA). [New Policy]

Policy BIO-1.5

Develop Outside of Habitat Areas 

Work with regulatory agencies and private developers to direct development into less significant habitat areas. Discourage urban development in areas containing sensitive natural communities or known to contain special-status species. [New Policy]

Policy BIO-1.6

Wildlife Corridors

The County shall work to preserve and protect existing wildlife corridors where appropriate. [New Policy]

Policy BIO-1.7

Noxious Weeds

Avoid activities that will promote the spread of noxious weeds in the County. [New Policy]

Policy BIO-1.8

Owens River Restoration 

The County will work with the LADWP and regulatory agencies to complete the restoration of habitat values along the historic Owens River channel as mitigation for degradation done with water export activities. This policy shall apply to the portion of the Owens River identified as the Lower Owens River Project. [New Policy]

GOAL BIO-2	Provide a balanced approach to resource protection and recreational use of the natural environment. [Conservation & OS Element - A. - Modified Goal 1, Modified Goal 3; B. - Modified Policy 9]
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Policy BIO-2.1

Coordination on Management of Adjacent Lands 

Work with other government land management agencies to preserve and protect biological resources while maintaining the ability to utilize and enjoy the natural resources in the County. [New Policy; Conservation & OS Element - B. - Modified Policy 8, Modified Policy 9; D. - Modified Policy 1]

Policy BIO-2.2

Appropriate Access for Recreation 

Encourage appropriate access to resource-managed lands. [Conservation & OS Element - B. – Modified Policy 11; P. - Modified Policy 1]



Policy BIO-2.3

Hunting and Fishing

Promote hunting and fishing activities within the County pursuant to appropriate regulations of the California Fish & Game Code. [New Policy]

Policy BIO-2.4

Nature as Education

Provide and support passive recreational opportunities and interpretive education in the natural environment. [New Policy]

8.6.5 Implementation Measures

Table 8-5, Biological Resources Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 8-5. Biological Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall review development proposals against the California NDDDB, other available studies provided by the California Department of Fish and Game and consult, as appropriate, with the California Department of Fish and Game to assist in identifying potential conflicts with sensitive natural communities or special status species.	BIO-1.1 BIO-1.2 BIO-1.4 BIO-1.5	Planning					■
2.0	On project sites that have the potential to contain species of local or regional concern, sensitive natural communities or special-status species, the County shall require the project applicant to have the site surveyed and mapped by a qualified biologist. A report on the finding of this survey shall be submitted to the County as part of the application and environmental review process.	BIO-1.1 BIO-1.2 BIO-1.5 BIO-1.6	Planning					■
3.0	On project sites with the potential to contain wetland resources, a wetland delineation shall be prepared using the protocol defined by the Corps of Engineers. A report on the findings of this survey shall be submitted to the County as part of the application process.	BIO-1.1 BIO-1.2	Planning					■
4.0	The County shall review development proposals in accordance with applicable federal, state, and local statutes protecting special-status species and jurisdictional wetlands. Appropriate mitigation measures will be incorporated into each project, as necessary.	BIO-1.1 BIO-1.2 BIO-1.5 BIO-1.6	Planning					■
5.0	Facilitate land exchanges to protect sensitive environmental resources from development as long as no net loss of developable private land in the County results.	BIO-1.1 BIO-1.2 BIO-1.3 BIO-1.4 BIO-1.5	Planning					■



Table 8-5. Biological Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
6.0	The County shall identify degraded biological resource areas or communities that may be suitable for restoration or enhancement activities.	BIO-1.3	Planning Water					■
7.0	The County shall actively pursue funding for the enhancement of degraded environmental resources.	BIO-1.3	Planning Water					■
8.0	The County shall support the appropriate preservation, restoration, and enhancement of sensitive natural communities or special-status species habitats conducted by land management agencies in the County.	BIO-1.3	Collaborative Planning Team Planning					■
9.0	The County shall develop and maintain a diagram(s) showing the location of ERAs in the County. ERAs to be mapped shall be larger, contiguous areas known for containing sensitive natural communities or supporting special-status species.	BIO-1.4	Planning	■				
10.0	Development shall be discouraged in designated Environmental Resource Areas (ERA) unless adverse effects to sensitive resources can be mitigated to a less than significant level.	BIO-1.4	Planning					■
11.0	The County shall work with regulatory agencies and organizations to develop a plan to identify and manage those weed species or weed infestation areas that pose the greatest threat to sensitive biological resources, agricultural areas, or other high priority resources.	BIO-1.7	Farm Advisor Agricultural Commissioner Planning Water	■				
12.0	Project proponents will be required to survey and implement prevention measures, abatement measures, and post-project monitoring of noxious weeds as a component of land management or land development projects.	BIO-1.7	Farm Advisor Agricultural Commissioner Planning Water					■



Table 8-5. Biological Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
13.0	The County will work with other government agencies to provide designated access points, trails, and roads into and through resource-managed lands. The County will assist in discouraging random access to and inside sensitive ecological areas.	BIO-2.1 BIO-2.2	Planning Public Works LTC					■
14.0	The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.	BIO-2.3	Planning					■
15.0	The County shall work to inform and educate the public about the natural resources in Inyo County and the steps that they can take to help protect, enhance, restore, and enjoy these resources.	BIO-2.4	Collaborative Planning Team Planning		■			
16.0	The County, in cooperation with other agencies, shall seek funding for the development of interpretive facilities that educate the public on the natural environmental resources.	BIO-2.4	Collaborative Planning Team Coalition for Unified Recreation in the Eastern Sierra Planning					■

8.7.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to cultural resources, the following definitions will apply.

Archaeology. The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and monuments.

Cultural Resources. “Cultural resources” is a term used to group the study of prehistoric and historic human cultures.

Ethnography. Ethnography is the study of contemporary human cultures.

Historic/Prehistoric Resources. The term historic resource refers to cultures or artifacts from the time period of the first Euroamerican contact (approximately 1834) to present. The term prehistoric resource refers to the time period before 1834. Historic resources are defined in Section 15064.5(a) of the CEQA Guidelines.

8.7.2 Existing Setting

The County is rich in cultural resources due to its long history of human habitation. These resources can demonstrate the diversity of the groups that have contributed to the development of the region, including Native American and early Euroamerican influences.

Native American habitation likely began in the Lake Mojave Period (9,000-6,000 B.P.). Artifacts from this time suggest portions of Inyo County were occupied only occasionally, and not every year. A review of the artifacts recovered indicates that the culture was oriented toward the use of animal resources. Later periods saw the further development of the use of resources, establishment of defined settlement areas, and eventual



establishment of irrigated wild plants. Ethnographically, two groups primarily inhabited Inyo County: the Owens Valley Paiute and the Panamint (Koso) Shoshone. The Owens Valley Paiute occupied the Owens Valley and the surrounding uplands, and the Panamint Shoshone inhabited Southern Inyo County.

The first Euroamerican explorers to the Inyo County region were reportedly fur trappers. Although there had been many earlier expeditions, the first recorded expedition is that of Joseph Reddeford Walker in 1834, who entered the Owens Valley while leading the Chiles emigrant party into California. Settlement in Inyo County was driven by exploration and development of mineral resources, including gold, silver, borax, tungsten, and soda ash. As mining developed outside the County, demands for supplies brought cattle ranching to the Owens Valley.

Inyo County was organized in 1866 from land that had been set aside from Mono and Tulare Counties. The County was originally named Coso County, with Independence designated as the County seat.

8.7.3 Cultural Resources Issues


The following section lists (in no specific order) the critical cultural resources issues that were identified during the preparation of the General Plan.

- How can the County protect cultural resources while providing choices to land owners.
- Make cultural resources available for public education.

8.7.4 Goals and Policies

GOAL CUL-1	Preserve and promote the historic and prehistoric cultural heritage of the County. [Conservation & OS Element - L. - Modified Policy 1]
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- Policy CUL-1.1** **Partnerships in Cultural Programs**
Encourage and promote private programs and public/private partnership that express the cultural heritage of the area. [New Policy]
- Policy CUL-1.2** **Interpretive Opportunities**
Support and promote the development of interpretive facilities, such as roadside kiosks, museums, and restored historic buildings that highlight the County’s cultural resources. [New Policy]
- Policy CUL-1.3** **Protection of Cultural Resources**
Preserve and protect key resources that have contributed to the social, political, and economic history and prehistory of the area, unless overriding circumstances are warranted. [Conservation & OS Element - L. - Modified Policy 1]
- Policy CUL-1.4** **Regulatory Compliance**
Development and/or demolition proposals shall be reviewed in accordance with the requirements of CEQA and the National Historic Preservation Act. [New Policy; Conservation & OS Element - L. - Implementation Action 2]
- Policy CUL-1.5** **Native American Consultation** 
The County and private organizations shall work with appropriate Native American groups when potential Native American resources could be affected by development proposals. [New Policy]

8.7.5 Implementation Measures

Table 8-6, Cultural Resources Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 8-6. Cultural Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall work in partnerships with private entities, other agencies, and educational institutions to support dissemination of knowledge of the historic and prehistoric past of the County. This may include acquisition of funding, promotion of festivals, and/or development of interpretive facilities.	CUL-1.1 CUL-1.2	Collaborative Planning Team Eastern California Museum Bishop Museum & Historical Society Inyo Council for the Arts					■
2.0	The County should maintain and update the existing survey of historic structures (prepared by IMACA). This document should identify key resources that should be the focus for preservation.	CUL-1.3	Planning Eastern California Museum					■
3.0	If preservation of cultural resources is not feasible, every effort shall be made to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.	CUL-1.4	Eastern California Museum Planning					■
4.0	Native American groups shall be contacted at the preliminary stages of a project that may result in effects to Native American resources.	CUL-1.5	Planning Native American Heritage Commission					■



8.8 VISUAL RESOURCES

This section covers the protection of visual resources in Inyo County. Inyo County contains a number of highways that provide beautiful overviews of the County. Goals and policies designed to protect these viewsheds are included in the Circulation Element of this General Plan, and are not included in this section.

8.8.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to visual resources, the following definitions will apply.

View Corridor. A view corridor is a highway, road, trail, or other linear feature that offers travelers a vista of scenic areas within the County.

Viewshed. A viewshed is the area that can be seen from a given vantage point and viewing direction. A viewshed is composed of foreground items (items closer to the viewer) that are seen in detail and background items (items at some distance from the viewer) that frame the view. For instance, if a person were to stand midway up Whitney Portal Road, their foreground view may include the boulders and plants near them, and the background may include the Inyo and White Mountains, the Owen Valley, and Owens Lake.

If a person is moving, as when traveling along a roadway (a view corridor), the viewshed changes as the person moves, with the foreground items changing rapidly and the background items remaining fairly consistent for a long period of time.

8.8.2 Existing Setting

Inyo County's natural resources are the prime contributor to the scenic and visual environment within the County. Creeks and rivers, Owens Lake, mountain ranges and valleys, expansive ranches and agriculture



areas, volcanic outcrops and cones, and Death Valley National Park (to name a few) each provide unique visual experiences within the County. Additionally, each community within the County is visually interesting in its local setting and on a regional basis due to their individually well-defined characteristics that make them stand out from the surrounding environment. View corridors are also abundant throughout the County from numerous permanent locations, as well as along scenic roadways that residents and visitors experience while traveling through the County.

8.8.3 Visual Resources Issues

The following section lists (in no specific order) the critical visual resources issues that were identified during the preparation of the General Plan.

- Maintaining the small town character of towns in the County
- Preserving panoramic views
- Maintain the open, natural character of the County
- Maintain visual resources of scenic corridors, highways, and roadways (this topic is discussed in the Circulation Element, Section 7.3)

8.8.4 Goals and Policies

GOAL VIS-1	Preserve and protect resources throughout the County that contribute to a unique visual experience for visitors and quality of life for County residents. [New Goal]
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Policy VIS-1.1

Historic Character

The County shall preserve and maintain the historic character of communities within the County. [New Policy]



- Policy VIS-1.2** **Community Design**
The County will encourage and assist in the establishment and maintenance of design themes within existing communities. [New Policy]
- Policy VIS-1.3** **Grading Impacts**
Man-made slopes should be treated to reflect natural hillside conditions in the surrounding area. [New Policy]
- Policy VIS-1.4** **Equipment Screening**
Within communities, building equipment shall be screened from public view. [New Policy]
- Policy VIS-1.5** **Outdoor Advertising**
Outdoor advertising shall promote business in a manner that does not significantly degrade natural and community visual resources. [New Policy]
- Policy VIS-1.6** **Control of Light and Glare**
The County shall require that all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level) and which are fully shielded. Where public safety would not be compromised, the County shall encourage the use of low-pressure sodium lighting for all outdoor light fixtures. [New Policy]
- Policy VIS-1.7** **Street Lighting**
Street lighting shall only be utilized where needed to protect public safety related to traffic movement. [New Policy]

① For further policies related to Goal VIS-1, please see:
Policy PSU-1.7, "Undergrounding Utilities"
Policy SH-1.1, "Protect the Natural Qualities of Designated Scenic Routes"
Policy SH-1.2, "Financial Support of Scenic Routes"



8.8.5 Implementation Measures

Table 8-7, Visual Resources Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 8-7. Visual Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001-2003	2003-2005	2005-2010	2010-2020	On-going
1.0	<p>New development, alterations to existing structures, and proposed demolitions in areas designated as “CBD” on the County’s Land Use Diagrams shall be subject to design approval in accordance with the following criteria (in addition to local guidance developed per Implementation Measure 2.0).</p> <ul style="list-style-type: none"> ▪ Scale and style shall be similar to that of older structures. ▪ Continuity in building lines and setbacks maintained along the main street in the district (CBD area). ▪ Off-street parking should be located away from street corners and located behind or to the side of buildings. ▪ Older buildings that contribute to the character of the area should not be demolished or significantly altered in a manner that eliminates key architectural features. 	<p>VIS-1.1 VIS-1.2</p>	<p>Planning</p>					■
2.0	<p>In communities containing land designated as “CBD”, the County Planning Department will work with the community to establish a design theme or guidelines for new development in their communities.</p>	<p>VIS-1.2</p>	<p>Planning</p>					■
3.0	<p>In communities with established design themes or guidelines, the County will use these in the review of all future projects.</p>	<p>VIS-1.2</p>	<p>Planning</p>					■



Table 8-7. Visual Resources Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
4.0	Graded slopes over five feet in height (the vertical height as measured from the base of the slope to its top) shall be revegetated within 60-days of grading completion. Use of native plants is encouraged.	VIS-1.3	Planning					■
5.0	Earthwork that involves mass grading of hillside areas should implement landform grading that conforms to or mimics the natural contours of the land to reduce visual disturbances.	VIS-1.3	Planning Public Works					■
6.0	During review of development applications, the County will require that appropriate screening be included for mechanical equipment or outdoor storage.	VIS-1.4	Planning					■



8.9 RECREATION

This section covers the provision and use of recreational facilities and areas within the County. The promotion and development of tourism related to recreation and enjoyment of the natural environment within the County is addressed in the Economic Development Element. Trail facilities, including trails/paths for pedestrians, bicyclists, and equestrians, are addressed in the Circulation Element.

8.9.1 Definitions

In using this element and the goals, policies, and implementation measures that address issues related to recreation, the following definitions will apply.

Active Recreation Area. This term is used to refer to sites that have been modified with structures or facilities designed for their enjoyment, such as a playground or recreation center. Examples in the County would include Dehy County Park in Independence and the hot springs in Tecopa.

Open Space. A publicly owned or managed area that may be enjoyed for recreational activities even though its primary purpose may be some other activity (watershed protection, habitat protection, rangeland).

Passive Recreation Area. Areas used in their natural state with few structures or facilities other than parking and trails.

Recreation Area. Any public or private space set aside or primarily oriented to recreational use.

8.9.2 Existing Setting

The natural environment within the County is its greatest attraction to tourists and many residents. The diversity found within the County provides ample and diverse recreational opportunities. Most of the recreational opportunities, such as campgrounds, recreation areas, wilderness areas, parks, natural open



space, and Death Valley National Park, have been developed and managed by the public agencies that make up the majority of the landownership within the County.

8.9.3 Recreation Issues

The following section lists (in no specific order) the critical recreation issues that were identified during the preparation of the General Plan.

- Adequate access to federal, state, and LADWP managed lands.
- Adequate active recreational activities located throughout the County
- Adequate access to County facilities

8.9.4 Goals and Policies

GOAL REC-1	Develop a public parks, recreation, and open space system that provides adequate space and facilities to meet the varied needs of County residents and visitors. [New Goal]
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Policy REC-1.1

Natural Environment as Recreation

Encourage the use of the natural environment for passive recreational opportunities. [Conservation & OS Element - B. -Modified Policy 11; P. - Modified Policy 1]

Policy REC-1.2

Recreational Opportunities on Federal, State, and LADWP Lands 

Encourage the continued management of existing recreational areas and open space, and appropriate expansion of new recreational opportunities on federal, state, and LADWP lands. [New Policy]



- Policy REC-1.3** **Existing Park Facilities**
Enhance existing County recreational parks and campground sites. [New Policy]
- Policy REC-1.4** **Adequate Parkland**
The County shall provide adequate parkland throughout the County. The County shall require parkland dedication and/or developer impact fees for new subdivisions within the County to provide adequate recreation space for residents. [New Policy]
- Policy REC-1.5** **Distribution of Community Parks**
The County shall ensure that community parks are located to ensure equitable distribution of facilities within the County. [New Policy]
- Policy REC-1.6** **Range of Recreational Activities/Facilities**
The County shall provide for a broad range of active and passive recreational activities in community parks. When possible, this should include active sports fields and facilities in community parks that will provide for the needs of leagues and programs. [New Policy]
- Policy REC-1.7** **Park Design**
The County shall ensure that community members are involved in the design and development of all park facilities. [New Policy]

8.9.5 Implementation Measures

Table 8-8, Recreation Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 8-8. Recreation Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001-2003	2003-2005	2005-2010	2010-2020	On-going
1.0	Work with federal and state agencies that manage land with Inyo County to ensure that appropriate access to open space and recreational areas is provided.	REC-1.1 REC-1.2	Planning					■
2.0	Work with the LADWP to fully take advantage of the recreational opportunities associated with the Lower Owens River Restoration Project.	REC-1.1 REC-1.2	Planning Water	■				
3.0	Work with the LADWP to assist in the improvement and enhancement of County parks on LADWP lands.	REC-1.2 REC-1.3	Parks and Recreation					■
4.0	Develop park and campground improvement and maintenance plans to address each of the County's parks and campgrounds.	REC-1.3	Parks and Recreation			■		
5.0	Explore an "Adopt-a-Park" concept with corporations, service clubs, and citizens. Identify interested entities and create an action plan tailored to fit the adopting organizations budget and interest.	REC-1.3	Parks and Recreation	■				
6.0	County staff shall pursue funding for direct, matching, and challenge grants from agencies and organizations as available.	REC-1.3 REC-1.4 REC-1.6	Parks and Recreation					■
7.0	Implement Quimby Act (Subdivision Map Act) provisions to obtain park exactions from subdivision developments.	REC-1.4	Planning	■				
8.0	Obtain funding and/or implement land transfers to acquire additional parkland within the County.	REC-1.4	Planning					■
9.0	Seek to maintain a level of service standard of 3 acres per 1,000 residents for community parks.	REC-1.4	Planning					■
10.0	During development review, ensure that appropriate dedications or in-lieu payments are made in keeping with County required parkland requirements.	REC-1.4	Planning					■



Table 8-8. Recreation Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
11.0	Parkland shall be distributed throughout the County in keeping with the locations of populations and geographic regions.	REC-1.5	Planning					■
12.0	Where possible, locate active recreation uses to minimize conflicts with residential areas, sensitive natural areas, and passive recreation areas.	REC-1.5	Planning					■
13.0	The County, as part of their Zoning Ordinance, shall establish minimum park standards to be used in assessing improvement needs, new park development plans, and available funding for maintenance.	REC-1.6	Parks and Recreation Public Works Planning	■				
14.0	Work with the Inyo Council for the Arts (ICA) to support recreational programs within the County.	REC-1.6	Parks and Recreation					■
15.0	The County shall involve the public early in the siting and design aspects of new park facilities.	REC-1.7	Parks and Recreation					■



Please see next page →



9.1 INTRODUCTION

9.1.1 Introduction

Inyo County is subject to a variety of natural and man-made hazards that could potentially affect County residents and visitors. This element identifies goals, policies and implementation measures designed to maintain a safe environment and to protect public safety and property. This element is divided into the following six topic areas:

- AQ Air Quality (Section 9.2)
- FLD Flood Hazards (Section 9.3)
- AVL Avalanches (Section 9.4)
- WF Wildfires (Section 9.5)
- GEO Geologic and Seismic Hazards (Section 9.6)
- NOI Noise (Section 9.7)

In addition to the topics listed above, this General Plan also describes emergency response capabilities (sheriff and fire protection) and existing emergency plans in Section 4.3, “Public Services and Utilities”.

Each of the topic areas covered in this element has five major parts as follows:

- **Definitions.** This section provides a set of definitions for terms used in this element.
- **Existing Setting.** This section provides a brief summary of the existing conditions in the planning area. A detailed discussion on existing conditions can be found in Chapter 9 of the *Inyo County General Plan Background Report*.
- **Issues.** A brief summary of the major issues discovered during the public participation portion of the General Plan program are included to provide a context for the goals, policies, and implementation measures presented.



- **Goals and Policies.** This section contains the goals and policies that will be used by the County to guide future land use decisions.
- **Implementation Measures.** To ensure that appropriate actions are taken to implement the General Plan, a set of implementation measures are provided.



9.2 AIR QUALITY

Air quality is a major issue affecting Inyo County. The Great Basin Unified Air Pollution Control District (GBUAPCD) is responsible for developing air quality plans, monitoring air quality, and reporting air quality data for the Great Basin air basin. The GBUAPCD works with other regional and local governments to reduce air pollutant emissions through regulation of the various sources.

9.2.1 Definitions

In using this element and the goals, policies, and implementation measures that address air quality issues, the following definitions will apply.

Ozone. Ozone is a pungent, colorless toxic gas created in the atmosphere rather than emitted directly into the air. Ozone is produced in complex atmospheric reactions involving oxides of nitrogen and reactive organic gases with ultraviolet energy from the sun. Motor vehicles are the major sources of these ozone precursors.

Photochemical. Photochemical. Some air pollutants are direct emissions, such as the carbon monoxide that is part of the exhaust from an automobile. Other pollutants, primarily ozone, are formed when two or more chemicals react (using energy from the sun) in the atmosphere to form a new chemical. This is a photochemical reaction.

PM10. Dust and other particulates come in a range of particle sizes. Federal and state air quality regulations reflect the fact that smaller particles are easier to inhale and can be more damaging to health. PM10 refers to dust/particulates that are 10 microns in diameter or smaller.

PM2.5. The federal government has recently added standards for smaller dust particles. PM2.5 refers to dust/particulates that are 2.5 microns in diameter or smaller.



9.2.2 Existing Setting

The largest stationary source of air pollution in Inyo County is wind-raised dust from the dry Owens Lake bed. The once large but shallow lake has been left dry by historic and current diversions of water from the Owens Valley by the Los Angeles Department of Water and Power (LADWP). Currently, the wind erosion of the Owens Lake bed accounts for 99% of the emission inventories in Inyo County, and is the single largest source of PM10 (particulate matter) in the nation. Concentrations of PM10 greatly exceed current federal and state standards. In fact, measurements in the past have been known to exceed air quality standards by over 25 times. In addition to the obvious health impacts, this dust also reduces visibility in the area, which impacts the scenic beauty of this area, tourism, and military operations at China Lake Naval Weapons Station.

The U.S. Environmental Protection Agency had designated the Owens Lake area as a serious PM10 non-attainment area and set forth requirements for the State of California, and ultimately the GBUAPCD to prepare and submit a Demonstration of Attainment State Implementation Plan. Attainment of the PM10 standards are required by December 31, 2001, or at the discretion of the EPA, extended to December 31, 2006. Recently, the LADWP and the GBUAPCD have reached an agreement on a strategy to control dust emissions that would reach air quality standards by the 2006 deadline if dust control measures were underway by 2001.

9.2.3 Air Quality Issues

The following section lists (in no specific order) the critical air quality issues that were identified during the preparation of the General Plan.

- PM10 pollution from the Lake Owens lakebed.
- Impacts to County from air pollutants drifting in from the San Joaquin Valley.



9.2.4 Goals and Policies

GOAL AQ-1	Provide good air quality for Inyo County to reduce impacts to human health and the economy. [New goal]
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- Policy AQ-1.1** **Regulations to Reduce PM10**

Support the implementation of the State Implementation Plan and the agreement between GBUAPCD and the LADWP to reduce PM10. [New Policy]
- Policy AQ-1.2** **Attainment Programs**

Participate in the GBUAPCD's attainment programs.
- Policy AQ-1.3** **Dust Suppression During Construction**

Require dust-suppression measures for grading activities. [New Policy]
- Policy AQ-1.4** **Energy Conservation**

Encourage the use of energy-conservation devices in public and private buildings. [New Policy]
- Policy AQ-1.5** **Monitor Regional Development**

Publicly object to development proposals within the region that do not adequately address and mitigate air quality impacts, especially fugitive dust.

9.2.5 Implementation Measures

Table 9-1, Air Quality Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 9-1. Air Quality Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	Work with the LADWP and the GBUAPCD to reduce wind-raised dust from Owens Lake.	AQ-1.1	GBUAPCD LADWP Water					■
2.0	Work with the GBUAPCD to develop programs and project review requirements that will reduce air pollution generation, especially PM10.	AQ-1.2	Planning					■
3.0	<p>The County shall require large development projects (hospitals, schools, high-occupancy public facilities, and industrial/commercial facilities over 20,000 square feet) to mitigate air quality impacts. Mitigations may include, but is not limited to the following:</p> <ul style="list-style-type: none"> ▪ providing bicycle access and parking facilities, ▪ provide preferential parking for high-occupancy vehicles and car pools, and ▪ establishing telecommuting programs or satellite work centers 	AQ-1.2	Planning					■



Table 9-1. Air Quality Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
			2001-2003	2003-2005	2005-2010	2010-2020	On-going
<p>The County shall require contractors to implement dust suppression measures during excavation, grading, and site preparation activities. Techniques may include, but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ site watering or application of dust suppressants, ▪ phasing or extension of grading operations, ▪ covering of stockpiles, ▪ suspension of grading activities during high wind periods (typically winds greater than 25 miles per hour), and ▪ revegetation of graded site. 	AQ-1.3	Public Works Building and Safety					■
<p>The County shall utilize energy-conserving equipment in public buildings and shall provide informational materials to the private sector to encourage the use of such materials in project design.</p>	AQ-1.4	Building and Safety					■
<p>The County shall review development proposals outside the County that are regionally significant, and could add to existing air quality issues.</p>	AQ-1.5	Planning					■



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9.3 FLOOD HAZARDS

9.3.1 Definitions

In using this element and the goals, policies, and implementation measures that address flood hazard issues, the following definition will apply.

100-Year Flood Zone. The 100-year flood zone is the land bordering a waterway that is subject to floods more often than once, but not as frequently as twice in a century.

9.3.2 Existing Setting

Three types of landforms in Inyo County are commonly subject to flooding: stream floodplains, alluvial fan/bajadas, and playas or dry lakes. Additionally, residents of Lone Pine and Olancho have expressed concern that the Los Angeles Aqueduct might fail and result in flooding hazards. These hazards can be exacerbated when development occurs within these floodplains or hazard zones, causing additional runoff, modification of floodplains, and public safety risks. New development in the future will also impact flood zones to some extent by increasing impervious surfaces and runoff.

High rainfall or snow melt can also lead to hazards such as mudflows and the downstream movement of larger debris flows, such as rocks, trees, and other large debris.



9.3.3 Flood Hazard Issues

The following section lists (in no specific order) the critical flood hazard issues that were identified during the preparation of the General Plan.

- Development in floodplains (floodplain locations are shown on Figure 9.3-1 in the *Inyo General Plan Background Report*.
- Mudflows (mixes of water, saturated rock, soil, and other debris).
- Flood hazard from rupture of Los Angeles Aqueduct upstream from populated areas.

9.3.4 Goals and Policies

GOAL FLD-1	Provide adequate flood protection to minimize hazards and structural damage. [Safety Element – Modified Goal 1]
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Policy FLD-1.1

Floodplain Limitations

The County shall regulate development of habitable structures within floodplain areas (as established by FEMA), and areas within dam inundation zones (as recorded by the California Office of Emergency Services). [Safety Element - C., Modified Policy 3, Modified Policy 9, Modified Policy 11]

Policy FLD-1.2

Development in Floodplain

Prior to approval of any development in a floodplain area, the project applicant shall demonstrate that such development will not adversely impact downstream properties. [New policy]

Policy FLD-1.3

Mudflow Constraints

Discourage development within known or potential courses of mudflows. [Safety Element - C., Modified Policy 3, Modified Policy 9, Modified Policy 11]



- Policy FLD-1.4** **Channelization**
The natural condition of watercourses is to be maintained whenever feasible. The County shall discourage the channelization of watercourses unless necessary for the protection of public safety. If alterations of a watercourse are found to be necessary, the alterations shall be engineered to preserve or restore the natural characteristics of the watercourse to the greatest extent possible. [Safety Element - C., Modified Policy 5]
- Policy FLD-1.5** **Maintenance of Levees**
Existing levees should be maintained and upgraded, if necessary, to provide adequate flood protection. [Safety Element - C., Modified Policy 2]
- Policy FLD-1.6** **Stormwater Retention/Detention and Groundwater Recharge**
Develop stormwater retention/detention ponds and groundwater recharge areas to make efficient use of stormwaters and to direct water away from hazard areas. [Safety Element - C., Modified Policy 7]
- Policy FLD-1.7** **Limit Surface Runoff**
Require that water runoff from urban development project sites not contribute to flooding hazards for downstream areas. [New Policy]

9.3.5 Implementation Measures

Table 9-2, Flood Hazard Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 9-2. Flood Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall collect and maintain data/maps showing locations of future flooding or inundation, and shall make these maps available to the public for their use.	FLD-1.1	Public Works Southern California Edison LADWP	■				■
2.0	FEMA maps and other available information (Implementation Measure 1.0) shall be consulted in the review of development proposals to ensure that development of inhabitable structures would not occur within floodplains.	FLD-1.1	Planning					■
3.0	Natural washes (defined as riparian areas and drainages) and areas defined as a 100-year floodplains are to be kept free from development that would adversely impact floodway capacity or characteristics, natural/riparian areas, or natural groundwater recharge areas.	FLD-1.2	Planning					■
4.0	Public and private development projects will be evaluated to determine the effects of the projects on on-site and downstream drainage patterns and associated ecological systems as part of the CEQA review process. Projects shall be mitigated to eliminate significant downstream impacts.	FLD-1.2 FLD-1.7	Planning					■
5.0	The County shall identify and map areas of known landslides and mudflows.	FLD-1.3	Planning Public Works	■				■
6.0	County maintained information on mudflows (Implementation Measure 5.0) shall be consulted in the review of development proposals to restrict development of inhabitable structures from these areas.	FLD-1.3	Planning					■
7.0	Work with the Corps of Engineers and other appropriate agencies to develop alternative solutions to flood control other than lined channels.	FLD-1.4	Planning Public Works					■



Table 9-2. Flood Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
8.0	Identify damaged and/or deficient levees and acquire funding to restore or upgrade these facilities.	FLD-1.5	Public Works		■			
9.0	The County shall work with the Corps of Engineers and other appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and enhance groundwater recharge. On-site detention facilities and velocity reducers will be required when necessary to maintain existing storm flows and velocities in natural drainage systems.	FLD-1.6	Public Works			■		
10.0		FLD-1.7	Public Works					■



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9.4.1 Definitions

In using this element and the goals, policies, and implementation measures that address avalanche hazard issues, the following definitions will apply.

Avalanche. A mass of snow or ice and other material that may become incorporated therein as such mass moves rapidly down a mountain slope.

Powder Avalanche. Low-density, turbulent, high-velocity suspension of fine-grained snow particles accompanying fast moving, dry-snow avalanches and usually traveling farther into the runout zone than the dense avalanche debris.

Runout Zone. The lower portion of the avalanche path where avalanches decelerate and stop and a snow deposit occurs.

Wet-Snow Avalanche. An avalanche comprised primarily of wet, dense snow moving at moderate velocities.

9.4.2 Existing Setting

The steep mountain ranges in Inyo County combined with extreme and rapidly changing weather conditions can contribute to severe snow avalanche danger in portions of the County. Most of the avalanche-prone areas are uninhabited and undevelopable lands in the Sierra Nevada mountain range. However, there are some developed areas or areas that are currently designated for residential uses that are located within hazard zones, such as portions of Aspendale, Habegger's, and Sage Flat. Recreationists that use or occupy areas in avalanche territory are also subject to avalanche hazards. Avalanches can be very destructive and result in structural failures, as well as potential human injury and fatality.



9.4.3 Avalanche Hazard Issues

The following section lists (in no specific order) the critical avalanche hazard issues that were identified during the preparation of the General Plan.

- Existing development within known avalanche hazard areas.
- Undeveloped land within avalanche hazard areas that is currently designated for residential uses.
- Backcountry avalanches and hazards to recreationalists.

9.4.4 Goals and Policies

GOAL AVL-1	Minimize hazards and structural damage resulting from avalanches. [Safety Element - Modified Goal 1]
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Policy AVL-1.1

Limitations on Development

Discourage new development in areas of known or potential avalanche hazard. [Safety Element - F., Modified Policy 1]

Policy AVL-1.2

Education of Hazards

Provide education to the community and visitors on the hazards of avalanches. [Safety Element - E., Modified Policy 1, Modified Policy 2, Modified Policy 3, Modified Policy 6]

Policy AVL-1.3

Access

Discourage access to avalanche-prone areas during hazardous conditions. [Safety Element - E., Modified Policy 6]

Policy AVL-1.4

Protect Existing Land Uses

Require structural protections for new buildings in an avalanche hazard zones or area otherwise identified as being at risk of avalanche damage. [Safety Element - E., Modified Policy 4]



Policy AVL-1.5

Emergency and Rescue Services

Provide emergency and rescue services for avalanche events. [Safety Element - E., Modified Policy 2]

Policy AVL-1.6

Emergency Preparedness and Response

Support implementation of the County Standardized Emergency Management System (SEMS). [Safety Element - E., Modified Policy 2, Modified Policy 3]

Policy AVL-1.7

Disclosure of Avalanche Hazard

Require deeds on properties in potential avalanche hazard areas to be flagged or recorded (when property is sold) with information stating the avalanche hazard. [New Policy]

9.4.5 Implementation Measures

Table 9-3, Avalanche Hazard Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 9-3. Avalanche Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001-2003	2003-2005	2005-2010	2010-2020	On-going
1.0	The County shall update and maintain a map of avalanche hazard zones that are within areas of existing or potential development. The map prepared shall identify areas of low hazard (minor property damage potential but no safety risk) and high hazard areas (potential safety risk).	AVL-1.1 AVL-1.4 AVL-1.6 AVL-1.7	Planning	■				
2.0	Information on avalanche hazard zones (from existing information or updated information from Implementation Measure 1.0) shall be consulted in the review of development proposals to restrict development of inhabitable structures from these areas.	AVL-1.1 AVL-1.4	Planning					■
3.0	The County shall maintain a current copy of a fire hazard severity map based on inputs from the CDF and local fire district within the County.	AVL-1.2 AVL-1.3	Office of Emergency Services	■				
4.0	Access from County roadways to areas of known or potential avalanche hazards shall be closed and identified as hazard zones, if feasible, to preclude access into these areas during periods of high danger. For areas outside of County jurisdiction, the County shall coordinate with other government agencies to ensure the public safety.	AVL-1.3	Public Works Office of Emergency Services Sheriff					■
5.0	The County shall work with landowners and other public agencies to provide protection to existing inhabited structures that are located within identified avalanche hazard zones. These efforts may include, but not be limited to early warning and evacuation assistance.	AVL-1.4	Public Works Office of Emergency Services Sheriff					■



Table 9-3. Avalanche Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
6.0	The County will assist residents in Aspendell, South Fork, and Sage Flat obtain assistance from the Federal Emergency Management Agency (FEMA) and other agencies to add direct protection (reinforcement for avalanche loads) to houses exposed to avalanche hazards.	AVL-1.4	Public Works		■			
7.0	The County shall implement the SEMS plan and work with other agencies to provide necessary emergency and rescue services in the event of an avalanche.	AVL-1.4 AVL-1.5 AVL-1.6	Office of Emergency Services					■
8.0	Volunteer corps, such as an Avalanche Watch Program, should be organized in areas of known avalanche hazards. The County shall sponsor search and rescue training for local residents in hazard areas.	AVL-1.4 AVL-1.5 AVL-1.6	Office of Emergency Services					■
9.0	Encourage the transfer of parcels within avalanche hazard zones with other available lands for future development.	AVL-1.1 AVL-1.4 AVL-1.7	Planning					■



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9.5 WILDFIRE HAZARD

This portion of the Public Safety element discusses wildfire hazards and potential responses designed to reduce public safety risks and property damage related to wildfires. Goals, policies, and implementation measures related to the provision of fire protection services are covered in the Land Use element.

9.5.1 Definitions

In using this element and the goals, policies, and implementation measures that address wildfire hazard issues, the following definition will apply.

Wildfires. Typically a raging fire that travels and spreads rapidly.

9.5.2 Existing Setting

Wildfires are a major public safety problem in Inyo County. The vast open space and combustible vegetation, combined with extreme seasonal weather conditions of low humidity and high winds, create the perfect recipe for severe wildfires that burn hot, fast and out of control. Additionally, fire hazards are exacerbated by wooden structures located on forested lots. Lighting and human negligence are the primary causes of wildfire in the County.




9.5.3 Wildfire Hazard Issues

The following section lists (in no specific order) the critical wildfire hazard issues that were identified during the preparation of the General Plan.

- Limits on development in areas of high fire danger.
- Reduction in fire hazards.
- Access to fire areas by emergency personnel.

9.5.4 Goals and Policies

GOAL WF-1	Prevent wildfires and provide public safety from wildfire hazards. [Safety Element - Modified Goal 1, Modified Goal 2]
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<i>Policy WF-1.1</i>	<i>Fire Protection Agencies</i>  Support expansion of fire protection agencies and volunteer fire departments, and continue to cooperate with federal, state, local agencies and private landowners to provide greater fire protection for the County. [Safety Element - B., Modified Policy 1, Modified Policy 2, Modified Policy 8]
<i>Policy WF-1.2</i>	<i>Limitations in Fire Hazard Zones</i> Discourage development within high fire hazard severity zones. [Safety Element - B., Modified Policy 3]
<i>Policy WF-1.3</i>	<i>Fuel Modification</i> Require fuel modification for structures within fire hazard zones. [Safety Element - B., Modified Policy 3]
<i>Policy WF-1.4</i>	<i>Public Education/Notification</i> Educate the public about the hazards of wildfires and methods to reduce the potential for fires to occur. [New Policy]



Policy WF-1.5

Emergency Access

All County public roads shall be developed and maintained at adequate standards to provide safe circulation for emergency equipment. [Safety Element - B., Modified Policy 6]

9.5.5 Implementation Measures

Table 9-4, Wildfire Hazard Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 9-4. Wildfire Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County Fire Marshall shall continue to coordinate with fire agencies, and work to establish additional fire protection organizations.	WF-1.1	Fire Marshall					■
2.0	The County shall work with local fire districts and volunteer fire departments to develop community fire plans to identify the desired level of service and methods to obtain such services.	WF-1.1	Office of Emergency Services Fire Marshall Inyo LAFCO					■
3.0	The County shall maintain a current copy of a fire hazard severity map based on inputs from the CDF and local fire districts within the County.	WF-1.2 WF-1.3	Fire Marshall CDF		■			
4.0	During review of development proposals, the County shall require appropriate building setbacks and fuel modification requirements within fire hazard zones, as appropriate to the specific hazard zones.	WF-1.2 WF-1.3	Fire Marshall Planning					■



Table 9-4. Wildfire Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
5.0	The County shall review all development plans and subdivision maps to provide recommendations for fire prevention and protection, including but not limited to safe circulation, ingress and egress, sprinkler requirements, and water pressure requirements.	WF-1.2 WF-1.5	Fire Marshall CDF Local Fire Protection Agencies					■
6.0	The County shall develop information to provide guidance on proper fuel modification for distribution to the public.	WF-1.4	Fire Marshall CDF Local Fire Protection Agencies					■

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9.6 GEOLOGIC AND SEISMIC HAZARDS

9.6.1 Definitions

In using this element and the goals, policies, and implementation measures that address geologic and seismic hazard issues, the following definitions will apply.

Alquist-Priolo Fault Zone. The Alquist-Priolo Earthquake Fault Zoning Act, passed in 1972, requires the State Geologist to identify zones of special study around active faults.

Fault. A fault is a fracture in the Earth's crust that is accompanied by displacement between the two sides of the fault. An active fault is defined as a fault that has moved in the last 10,000-12,000 years. A potentially active fault is one that has been active in the past 1.6 million years.

Groundshaking. Movements on any of the active faults described above could cause groundshaking. The intensity and duration of the groundshaking increase along with the magnitude of an earthquake and proximity to the earthquake epicenter. The intensity of groundshaking and ground movement are frequently amplified in areas with horizontal layers of unconsolidated alluvium, such as those found in Inyo County valleys.

Liquefaction. During seismic events, liquefaction of fine-grained, unconsolidated sediments can be a serious hazard to structures built on these surfaces. Liquefaction frequently occurs in deposits where sediments are laid down in a quiet or calm water environment, such as historic lakebeds or inland sea areas. These deposits have a loose structure because undrained water remains between the pores of the sediments (the spaces between soil grains, usually filled with air or water), and groundshaking from earthquakes may trigger rapid consolidation of the soils, resulting in a complete loss of strength.

Magnitude. Earthquake magnitude is measured by the Richter scale, indicated as a series of Arabic numbers with no theoretical maximum magnitude. The greater the energy released from the fault rupture, the higher the magnitude of the earthquake. Magnitude increases logarithmically in the Richter scale; thus, an earthquake of magnitude 7.0 is thirty times stronger than one of magnitude 6.0. Earthquake energy is



most intense at the point of fault slippage, which is called the epicenter because the energy radiates from that point in a circular wave pattern; the farther an area is from an earthquake's epicenter, the less likely it is that groundshaking will occur.

9.6.2 Existing Setting

Inyo County is characterized by extremes in topographic features. High mountain ranges, formed during tectonic mountain-building episodes, contrast with deep intervening valleys. These ranges, known as fault-block ranges, were formed when large blocks of earth bounded by faults in the Earth's crust were uplifted during periods of tectonic activity. Valleys were formed between these ranges as a result of the relative downward movement of the valley floor, combined with the uplift of the surrounding mountains (Great Basin Unified Air Pollution Control District 1996).

The geologic forces that helped shape Inyo County are also responsible for the numerous faults traversing the valleys and mountain ranges. Extensive fault systems run along the bases of mountain ranges and throughout the ranges themselves. Fault zones extending several miles underlie the lengths of the Owens Valley, Death Valley, and Panamint Valley. The Sierra Nevada, White-Inyo, and Panamint ranges contain localized networks of faults, many of which have been active in the recent geologic past. These faults can result in hazards such as liquefaction, groundshaking, landslides and unstable soils.

Volcanic activity is also known to currently occur in locations throughout the County. Fields of volcanic activity can be found in the Coso Mountains, the Saline and Aberdeen Volcanic Fields, Ubehebe Crater, the Green Water Range, and the Bishop Tuff. Although these areas are active, none of them are known to pose a significant hazard. More likely to affect the area is an eruption of the Long Valley Caldera in Mono County.

9.6.3 Geologic and Seismic Issues

The following section lists (in no specific order) the critical geologic and seismic hazard issues that were identified during the preparation of the General Plan.

- Protection from risks posed by seismic events.
- Protection from risks associated with volcanic activity.



- Ensuring adequate emergency response capabilities for major seismic/volcanic events.
- Proper coordination with outside agencies to ensure timely response to event.

9.6.4 Goals and Policies

GOAL GEO-1	Minimize exposure to hazards and structural damage from geologic and seismic conditions. [Seismic Safety Element - Modified Goal 4, Modified Goal 5]
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- Policy GEO-1.1** ***Development Hazard Constraints***
Restrict development of inhabitable structures in areas that are subject to severe geologic hazards, such as Alquist-Priolo Special Studies Zone, liquefaction zones, landslide areas, and seismically induced unstable soils. [Seismic Safety Element - Modified Policy 3]
- Policy GEO-1.2** ***Seismic Retrofitting***
Support and encourage seismic upgrades to older buildings that may be structurally deficient. [Seismic Safety Element - Modified Policy 7]
- Policy GEO-1.3** ***Disaster Preparedness***
Promote and provide education to prepare inhabitants of the County for disaster events. [Seismic Safety Element - Modified Policy 16]
- Policy GEO-1.4** ***Design Measures***
Require that new development of habitable structures that are located within potential seismic hazard zones provide appropriate engineering design strategies to comply with appropriate building standards. [Seismic Safety Element - Modified Policy 1, Modified Policy 2, Modified Policy 3, Modified Policy 4, Modified Policy 6]
- Policy GEO-1.5** ***Slope Constraints***
Restrict development on steep slopes (defined as slopes greater than 30%). [New Policy]



9.6.5 Implementation Measures

Table 9-5, Geologic and Seismic Hazard Implementation Measures, identifies the implementation measures that the County should take to implement the goals and policies of this General Plan. The implementation program lists the each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 9-5. Geologic and Seismic Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall work with the state to prepare maps of active faults in the County and designate Alquist-Priolo Special Study Zones as appropriate.	GEO-1.1	Planning		■			
2.0	The County shall maintain a map showing known information on seismic hazards.	GEO-1.1	Planning					■
3.0	Structures in the Alquist-Priolo Special Studies Zones shall be set back 50 feet from each side of a mapped active fault or fault zone except as provided in state statute. The setback may be reduced based upon a geologic fault report that includes fault trenching.	GEO-1.1	Planning					■



Table 9-5. Geologic and Seismic Hazard Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
			2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
<p>The County shall not site critical facilities in areas within Alquist-Priolo Special Studies Zones, in areas subject to liquefaction, in areas with a high landslide risk, or on seismically unstable soils. A geologic/seismic hazards geotechnical engineering study shall be performed to identify potential impacts and engineering recommendations prior to siting or site acquisition. Critical facilities include:</p> <ul style="list-style-type: none"> ▪ schools, ▪ hospitals, ▪ day-care and senior citizen centers, ▪ hazardous industrial facilities, ▪ government operations/communications centers, ▪ police and fire stations, ▪ assembly rooms with an occupant load of 250 or more persons, and ▪ hotels and apartment houses, 2 or more stories with more than 10 units. 	GEO-1.1	Inyo County					■
<p>5.0 The County shall work with private developers to support the seismic upgrades to existing facilities.</p>	GEO-1.2	Building and Safety					■



Table 9-5. Geologic and Seismic Hazard Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
6.0	The County shall develop and adopt an effective program to inventory and seismically upgrade identified hazardous structures within the County. The program shall be in compliance with Senate Bill 547, which requires local jurisdictions to develop a program that reduces the hazard of structural damage in existing unreinforced masonry buildings during seismic events. The program shall include inventorying pre-1934 unreinforced masonry buildings within the County and developing a mitigation program that corrects the structural hazards identified with the inventoried buildings.	GEO-1.2	Building and Safety					■
7.0	The County shall provide informational materials that are available to the public to promote disaster preparedness.	GEO-1.3	Office of Emergency Services	■				
8.0	Ensure that new development meets the current seismic safety standards in accordance with the Uniform Building Code for the appropriate Seismic Hazard Zone. [Seismic Safety Element - Modified Policy 6, Modified Policy 9]	GEO-1.4	Building and Safety					■
9.0	The County shall revise its Zoning Ordinance to set limits on the maximum slope and maximum average slope that can be built on.	GEO-1.5	Planning	■				



9.7 NOISE

Certain areas of the County can experience noise levels that can be a concern to local residents and visitors. Potential noise areas include areas adjacent to highways and roadways that experience high traffic volumes, near large mining or industrial facilities, near local airport facilities, and areas exposed to overflight by military aircraft.

Noise effects may differ depending upon who is exposed to the noise. Some sensitive receptors, such as residential areas, hospitals, convalescent homes and facilities, schools, and other similar uses are affected to a greater degree by noise impacts. Regardless of the source, noise can be a nuisance effect that can adversely impact humans and wildlife resources.

9.7.1 Definitions

In using this element and the goals, policies, and implementation measures that address noise issues, the following definitions will apply.

Ambient Noise. The total noise associated with a given environment and usually comprising sounds from many sources both near and far.

A-weighted decibel (dBA). The A-weighted decibel is a unit of measurement for noise having a logarithmic scale and measured using the A-weighted sensory network on the noise-measuring device. An increase or decrease of ten decibels corresponds to a ten-fold increase or decrease in sound energy. A doubling or halving of sound energy corresponds to a 3 dBA increase or decrease.

Day-Night Average Sound Level (Ldn). The term “Ldn” refers to the average sound exposure over a 24-hour period. Ldn values are calculated from hourly Leq values, with the Leq values for the nighttime period (10:00 p.m. to 7:00 a.m.) increased by 10 dB to reflect their greater disturbance potential.

Mobile/Stationary Noise Sources. Mobile noise sources are moving objects, such as vehicles on a roadway or aircraft. Stationary noise sources are fixed locations, such as an industrial use.



Noise Sensitive Land Uses (Receptors). Noise sensitive land uses (receptors) are defined to include residential areas, hospitals, convalescent homes and extended care facilities, schools, libraries, day-care centers, and other similar land uses as determined by the County.

9.7.2 Existing Setting

Noise sources can be grouped into two categories: mobile and stationary. Mobile sources are noise producers that move within the County. In Inyo County, these include vehicle traffic on highways and roads, aircraft noise from military operations, and noise from general and commercial aviation. Primary stationary sources in the County include mining, industrial, commercial, and utility land uses.

Roadways, in particular federal and state highways, are a major source of ambient noise in Inyo County, especially considering that most developed communities are located adjacent to these transportation corridors. In most communities in the County, these highways provide the function that would normally be associated with arterials in urban areas.

Noise generated from vehicles is governed primarily by the number of vehicles, types of vehicles (the mix of automobiles, trucks, and other large vehicles), and speed. Table 9-7 summarizes the daily traffic volumes, the predicted Ldn noise level at 100 feet from the roadway centerline, and the distance from the roadway centerline to the 55-, 65-, and 70-dB Ldn contours for current conditions. Given the size of the County, this table is used to represent the noise contour information for existing conditions requested by state planning guidelines for noise elements.

As more fully described in Chapter 6, "Circulation and Scenic Highways", seven public access airports and six private airstrips are located throughout the County. To date, noise studies of these airports have not been performed; however, these airports are not considered a significant contributor to current noise levels within the surrounding communities given their locations and current use levels. Conversely, flyovers from China Lake Naval Air Weapons Station and other nearby installations do create significant noise impacts in the County. In addition to aircraft associated with the China Lake facility, aircraft associated with other military installations, including Fort Irwin, Nellis Air Force Base, George Air Force Base, March Air Force Reserve Base, and Edwards Air Force Base, use the station's designated airspace or use other designated flight training routes in the County.



9.7.3 Noise Issues

The following section lists (in no specific order) the critical noise issues that were identified during the preparation of the General Plan.

- Maintaining the rural atmosphere in County.
- Noise from aircraft overflight.
- Noise from roadways.

Related to roadway noise, noise conditions along major highways/roadways in the County were modeled to assess their condition in the year 2020. Table 9-8, below, provides the results of this modeling. Given the size of the County, this table is used to represent the noise contour information requested by state planning guidelines for noise elements.



Table 9-7. Traffic Noise Levels Along Inyo County Roadways

Roadway/Segment	Daily Traffic Volume	% Truck Traffic	Ldn at 100 feet	Distance (feet) to 70 Ldn Contour ^a	Distance (feet) to 65 Ldn Contour ^a	Distance (feet) to 55 Ldn Contour ^a
U.S. 395						
Bishop	12,300	8%	70	100	215	464
Big Pine	6,800	10%	68	74	158	341
Independence	6,000	11%	68	74	158	341
Lone Pine	6,300	11%	68	74	158	341
Olancho	5,500	11%	67	63	136	293
State Route 127						
Death Valley Junction	540	23%	59	18	40	86
Shoshone	1,250	14%	61	25	54	117
State Route 190						
Keeler	390	3%	54	9	18	40
State Route 190						
Furnace Creek	1,550	3.5%	60	22	46	100
Stovepipe Wells	1,750	2%	60	22	46	100

^a Measured from the roadway centerline.



Table 9-8. Future Traffic Noise Levels Along Inyo County Roadways (2020)

Roadway/Segment	Daily Traffic Volume	% Truck Traffic	Ldn at 100 feet	Distance (feet) to 70 Ldn Contour ^a	Distance (feet) to 65 Ldn Contour ^a	Distance (feet) to 60 Ldn Contour ^a
U.S. 395						
Bishop	22,430	8%	73	158	341	736
Big Pine	7,850	10%	69	86	185	398
Independence	8,573	11%	69	86	185	398
Lone Pine	8,570	11%	69	86	185	398
Olancho	8,140	11%	69	86	185	398

^a Measured from the roadway centerline.

9.7.4 Goals and Policies

GOAL NOI-1	Prevent incompatible land uses, by reason of excessive noise levels, from occurring in the future. This includes protecting sensitive land uses from exposure to excessive noise and to protect the economic base of County by preventing the encroachment of incompatible land uses within areas affected by existing or planned noise-producing uses. [New, encompasses Goal 1]
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Policy NOI-1.1

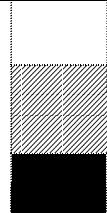
Acceptable Noise Limits

The County shall utilize the noise levels shown in Table 9-9 for evaluating project compatibility related to noise. [New Policy]



Table 9-9. Maximum Allowable Ambient Noise Exposure by Land Use (County Noise Standards)

Land Use Type	Noise Level (Ldn)						
	0 - 55	56 - 60	61 - 65	66 - 70	71 - 75	75 - 80	> 81
Residential			Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable	Unacceptable
Hotels, Motels			Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable
Schools, Libraries, Churches, Hospitals, Extended Care Facilities			Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable	Unacceptable
Auditoriums, Concert Halls, Amphitheaters	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable	Unacceptable
Sports Arenas, Outdoor Spectator Sports		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable
Playgrounds, Neighborhood Parks					Unacceptable	Unacceptable	Unacceptable
Golf Courses, Riding Stables, Water Recreation, Cemeteries					Conditionally Acceptable	Conditionally Acceptable	Unacceptable
Office Buildings, Business Commercial and Professional				Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable
Mining, Industrial, Manufacturing, Utilities, Agriculture					Conditionally Acceptable	Conditionally Acceptable	Unacceptable



Normally Acceptable. Specified land use is satisfactory, based on the assumption that any buildings involved are of normal, conventional construction, without any special noise insulation requirements.

Conditionally Acceptable. New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed insulation features have been included in the design.

Unacceptable. New construction or development should not be undertaken.

If existing noise standards are currently exceeded, a proposed project shall not incrementally increase noise levels by more than 3 dBA



Policy NOI-1.2

Exposure to Existing Noise from Stationary Sources

The County shall not allow new development within areas where existing noise levels currently exceed County noise standards (as shown in Table 9-9), unless mitigation measures would reduce impacts to future occupants. [Modified Policy 2, Modified Policy 6]

Policy NOI-1.3

Limit Increases in Noise Levels from Stationary Sources

Require that new development not increase the ambient exterior noise level (measured at the property line) above established County noise standards (as shown in Table 9-9), unless mitigation measures are included to reduce impacts to below County noise standards. [Modified Policy 3]

Policy NOI-1.4

Transportation-Related Noise

The development of new noise sensitive land uses adjacent to existing or planned transportation facilities or development of new transportation facilities adjacent to existing or planned sensitive land uses shall require a noise impact analysis in areas where current or future exterior noise levels from transportation sources exceeds 65-dB Ldn. This study shall include recommendations and evidence to establish mitigation that will reduce noise exposure to acceptable levels. Areas subject to this criterion are defined as follows:

- **Roadway Noise.** For major roadways in the County, the future noise levels estimated on Table 9-7 shall be used to determine the applicability of this policy.
- **Aircraft Noise.** Existing noise contour information shall be used when available. For airports that do not have noise contour information, uses within ¼ mile shall be evaluated.

Policy NOI-1.5

Implementation of Mitigation Measures

Require that proponents of new projects provide or fund the implementation of noise-reducing mitigation measures to reduce noise to required levels. [Modified Policy 3]

Policy NOI-1.6

Indoor Noise Levels

In the event that acceptable outdoor noise levels cannot be achieved by appropriate noise mitigation measures, indoor noise levels for residential uses shall be designed to not exceed 45-dB Ldn.

Policy NOI-1.7

Noise Controls During Construction

Contractors will be required to implement noise-reducing mitigation measures during construction when residential uses or other sensitive receptors are located within 500 feet. [New Policy]



Policy NOI-1.8

Coordination with Agencies 

The County will encourage other government agencies to implement noise-reducing measures when impacts to receptors within the County’s jurisdiction occur. [Modified Policy 7, Modified Policy 8]

GOAL NOI-2	Preserve and maintain a quiet rural environmental character. [Modified goal 3]
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Policy NOI-2.1

Rural Roadways

Maintaining two-lane County roadways is encouraged where feasible. Widening and expansion of County roadway facilities is discouraged unless required to provide necessary capacity. [New Policy]

Policy NOI-2.2

Limit Structural Attenuation

Discourage the use of sound walls along roadway facilities. Non-structural mitigation is preferred, such as soft berms, provision of landscaping, buffer distances, and elevated or depressed roadways or structures. [New Policy]

Policy NOI-2.3

Buffers

Provide buffers between sensitive noise receptors and highway facilities that currently carry, or have the potential to carry high vehicle loads. [New Policy]

9.7.5 Implementation Measures

Table 9-10, Noise Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 9-10. Noise Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
1.0	The County shall prepare an updated Noise Ordinance as part of the Zoning Code update to reflect the goals and policies in this General Plan.	All	Planning	■				
2.0	During initial project review, the County shall request the incorporation of noise reduction features to mitigate anticipated noise impacts	All	Planning					■
3.0	The County shall require project-specific noise studies for projects where existing or project-related noise levels may exceed County noise standards.	NOI-1.1 NOI-1.2 NOI-1.3 NOI-1.4 NOI-1.5 NOI-1.6	Planning					■
4.0	As part of future master planning activities for all public airports, the County shall prepare an updated map reflecting current and future airport noise contours.	NOI-1.4	Public Works					■
5.0	Construction activities within 500 feet of existing noise sensitive uses shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall occur on Sunday or federal holidays without a special permit from the County for unusual circumstances.	NOI-1.7	Environmental Health Building and Safety Public Works					■
6.0	The County shall establish noise guidelines for construction activities.	NOI-1.7	Environmental Health Building and Safety Public Works					■
7.0	Request Caltrans to perform a noise mitigation study as part of any modification of state highways that pass through communities in the County.	NOI-1.8	Environmental Health Building and Safety Public Works					■



Table 9-10. Noise Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe				
				2001- 2003	2003- 2005	2005- 2010	2010- 2020	On- going
8.0	The County will work with Caltrans to support narrower roadway cross-sections and soft attenuation techniques (such as buffers and landscaping) along state highways.	NOI-1.8 NOI-2.3	Environmental Health Building and Safety Public Works					■
9.0	The County will work in coordination with other government agencies, including the military, to reduce noise impacts from out-of-county noise sources.	NOI-1.8	Environmental Health Building and Safety Public Works					■
10.0	For County roads, the County shall support narrower roadway cross-sections and soft attenuation techniques (such as buffers and landscaping) along roadways.	NOI-2.1 NOI-2.3	Public Works					■
11.0	During project review, the County shall ensure that structural mitigation along highways/roadways, such as sound walls, is minimized. In areas where sound walls are required, the walls shall be designed and landscaped to reduce the appearance and bulk of the walls.	NOI-2.2	Environmental Health Public Works					■



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