



10.0 ENVIRONMENTAL JUSTICE

The concept of Environmental Justice originally focused on environmental contamination and degradation. Over time the objectives and goals of Environmental Justice expanded to include such topics as physical activity, food access and public participation in the governmental decision-making process in order to create and sustain a healthy living environment for everyone. Under this expansion California has adopted several laws and programs to promote Environmental Justice and its implementation. Under California Government Code §65040.12(e) Environmental Justice is defined as:

“the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”

Subsequently, lawmakers passed Senate Bill (SB) 1000 in 2016 in order to integrate Environmental Justice concepts and objectives into the planning process and making it mandatory to address and apply them to disadvantaged communities. SB 1000 was further codified in California Government Code §65302(h).

Under the California Government Code, Inyo County is required to incorporate an Environmental Justice Element to the General Plan addressing impacts to identified disadvantaged communities. This element is meant to advance equity and the protection of human health for everyone.

In review of the communities in Inyo County it has been determined there are no identified disadvantaged communities as discussed in section 10.1 Disadvantaged Communities.

However, Inyo County has independently addressed required and related topics to the Environmental Justice Element. Subsequent to Inyo County’s initiative, the Department of Housing and Community Development required Inyo County to provide an Environmental Justice Element in order for the sixth cycle of the Housing Element Update to be certified. The below table details the required government code sections, descriptions and reference to the Environmental Justice Element sections where the requirements are addressed.



Table 10.0 – Government Requirements and Environmental Justice Element Reference

Issues Requiring Analysis	Gov. Code Section	Reference in Environmental Justice Element
Identify disadvantaged communities within the area covered by the general plan.	Section 65302(h)(1)	Section 10.1 Disadvantaged Communities
Identify objectives and policies to reduce exposure to pollution including improving air quality in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.2 Air Quality Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing Section 10.6 Public Facilities Section 10.7 Recreation
Identify objectives and policies to promote public facilities in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.4 Public Facilities
Identify objectives and policies to promote food access in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.3 Food Access Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing
Identify objectives and policies to promote safe and sanitary homes in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.2 Air Quality Section 10.3 Food Access Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing Section 10.6 Public Facilities Section 10.7 Recreation Section 10.8 Civic Engagement Section 10.9 Prioritizing Improvements & Programs
Identify objectives and policies to promote physical activity in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.7 Recreation Section 10.3 Food Access Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing
Identify objectives and policies to reduce any unique or compounded health risks in disadvantaged communities not otherwise addressed above.	Section 65302(h)(1)(A)	Section 10.2 Air Quality EJ-AQ Section 10.3 Food Access EJ-FA Section 10.4 Public Health EJ-PH Section 10.5 Safe & Sanitary Housing EJ-SSH Section 10.6 Public Facilities EJ-PF Section 10.7 Recreation EJ-REC Section 10.9 Civic Engagement EJ-CE
Identify objectives and policies to promote civic engagement in the public decision-making process in disadvantaged communities.	Section 65302(h)(1)(B)	Section 10.8 Civic Engagement
Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	Section 65302(h)(1)(C)	Section 10.9 Prioritizing Improvements & Programs



This Environmental Justice Element presents goals, policies and implementation for several Environmental Justice topics. Many of these topics are incorporated into other sections of the General Plan and will be referenced throughout this element. The topics Inyo County is addressing, although there are no disadvantaged communities in the County, are:

- EJ-AQ Air Quality (Section 10.2)
- EJ-FA Food Access (Section 10.3)
- EJ-PH Public Health (Section 10.4)
- EJ-SSH Safe & Sanitary Housing (Section 10.5)
- EJ-PF Public Facilities (Section 10.6)
- EJ-REC Recreation (Section 10.7)
- EJ-CE Civic Engagement (10.8)
- Prioritizing Improvements & Programs (Section 10.9)

These sections will include integrated goals, new goals, and associated policies and implementations as identified as required in the General Plan Guidelines, Chapter 4.8: Environmental Justice Element provided by the Governor's Office of Planning and Research.¹ They will also cover the statute requirements as detailed in the Chapter 4.8 statutory requirements table² and referenced above.

All General Plan *ELEMENTS* incorporated by reference into the Environmental Justice Element include the associated goals, policies and implementations including all updates.

All General Plan *GOALS* that are incorporated by reference into the Environmental Justice Element include the associated General Plan goals, policies and implementations including all updates.

All General Plan *POLICIES* incorporated by reference into the Environmental Justice Element include the associated General Plan implementations including all updates.

Any *OTHER PLANS* incorporated by reference into the Environmental Justice Element include the associated Plan's goals, policies and implementations including all updates.

¹ 2020 Update: Chapter 4, Section 8: Environmental Justice Element, Governor's Office of Planning and Research, https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf.

² 2020 Update: Chapter 4, Section 8: Environmental Justice Element, Governor's Office of Planning and Research, https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf, p. 15.



10.1 DISADVANTAGED COMMUNITIES

A disadvantaged community is defined in the California Government Code §65302 (h)(1) as:

“an area identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

To determine the location of disadvantaged communities the use of CalEnviroScreen and its pollution burden data layers is an effective identification mapping tool. CalEnviroScreen was developed by California Environmental Protection (CalEPA). CalEPA developed this CalEnviroScreen to identify communities more sensitive to pollution and are disproportionally burdened by pollution. CalEnviroScreen takes an approximate area's pollution burden and overlays this over the communities of the area to determine disadvantaged communities. To track population characteristics and vulnerabilities, along with area pollution burdens, CalEnviroScreen utilizes 21 indicators.³ This overlay information and population characteristics designate the top 25 percent of the highest scoring tracts in CalEnviroScreen as disadvantaged communities.

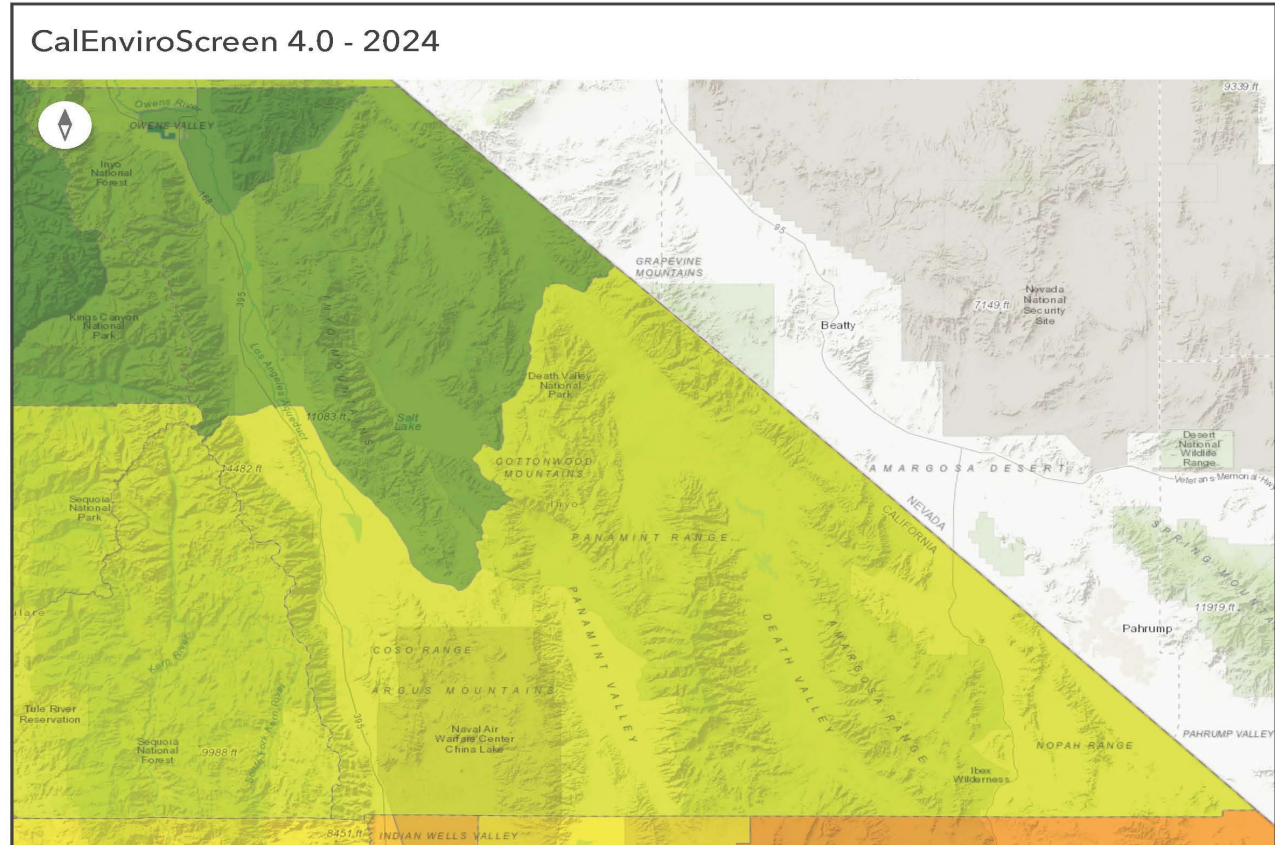
Although the General Plan identifies “Legacy Communities” (See General Plan Section 4.2 Land Use Policy LU-1.20), in viewing Inyo County in CalEnviroScreen and taking into consideration CalEPA's identification of disadvantaged communities, it is demonstrated Inyo County has no disadvantaged communities as show in EJ - Diagram 1.

However, as discussed above and is detailed below, Inyo County has taken steps to address the Environmental Justice topics although there are no identified disadvantaged communities in the county. In doing so, Inyo County is being proactive in addressing these issues to prevent pollution impacts on any community.

³See <https://oehha.ca.gov/calenviroscreen/indicators>



EJ – Diagram 1 – CalEnviroScreen



Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS

Overall Percentile

CalEnviroScreen 4.0 Results



CalEnviroScreen 4.0 High Pollution, Low Population





10.2 AIR QUALITY

Inyo County has coordinated with plans of the Great Basin Unified Air Pollution Control District (GBUAPCD) in an effort to address air quality and protect people and the environment. GBUAPCD is a regional government agency enforcing federal, state and local air quality and 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.

10.2.1 Incorporated Goals & Policies

The General Plan has previously addressed air quality in various sections.

In Section 9.2 of the General Plan, air quality is directly referenced through policy and associated implementation provisions previously adopted, which are as follows:

Goals and/or Policies	Title or Reference
Policy AQ-1.1	Regulations to Reduce PM-10
Policy AQ-1.2	Attainment Programs
Policy AQ-1.3	Dust Suppression During Construction
Policy AQ-1.4	Energy Conservation
Policy AQ-1.5	Monitor Regional Development

Section 3.2 of the General Plan, Government, air quality is addressed in previously adopted policy as:

Goals and/or Policies	Title or Reference
Policy Gov-9.1(a)	Mineral Resources Policies



Section 4.2, Land Use, climate change impacts and industrial pollution are addressed in the following previously adopted policies and associated implementations:

Goals and/or Policies	Title or Reference
Policy LU-1.17	Impacts of New Development on Infrastructure Improvements, Public Facilities, and Services
Policy LU-4.1	Light Industrial Designation (LI)
Policy LU-4.2	General Industrial Designation (GI)
Policy LU-4.4	Pollution Standards

Section 8.4, Mineral & Energy Resources, air quality is addressed in previous adopted policies and associated implementations as follows:

Goals and/or Policies	Title or Reference
Policy MER-1.1	Resource Extraction and the Environment
Policy MER-1.3	SMARA Compliance

The Housing Element of the General Plan addresses air quality through a possible carshare program and the establishment of accessory commercial units and the prospect of allowing light commercial uses in residential zones.

Goals and/or Policies	Title or Reference
Housing Element Program 2.1.7	Regional housing working group, transportation and carshare
Housing Element Program 7.3	Carshare and accessory commercial units

Additionally, Inyo County addresses air pollution in various areas throughout the Multi-Jurisdictional Hazard Mitigation Plan adopted December 12, 2017 as Section 9.8 of the General Plan.

To supplement the above policies and associated implementations of the General Plan, Inyo County continues its on-going efforts to address air pollution with the addition of the following policies and implementations in accordance with Government Code §65302(h)(1)(A).⁴

⁴ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



10.2.2 Definition

Climate Adaption. Adjustment or preparation of natural or human systems to new or changing environment that moderates harm or exploits beneficial opportunities.

10.2.3 Goals & Policies

Policy RH-1.6 Minimize Environmental Impacts (Revised 2025)

Insure that all transportation project minimize adverse effects on the environment of the County, to include the evaluation of impacts from emissions and the reduction of emissions through efficient design and the incorporation of innovative transit solutions such as public transit, alternative transit, carshare programs, multi-modal transit and other such options.

Policy WF-1.4 Public Education/Notification of Increased Risks (Revised 2025)

Educate the public about the increased hazards of wildfires due to changing climactic conditions, highlighting strategies such as fuel modification and fire breaks, which decrease the potential for wildfires to occur and in turn reducing air pollution.

Policy EJ-AQ-1.1 Increased Emissions and Climate Change Adaption

Implement climate change adaptation strategies to include tracking, evaluating, and addressing the impacts from emissions resulting from new development proposals.

Policy EJ-AQ-1.2 Address Climate Change Impacts in New Developments

Impacts of climate change resulting from the actions of humans responding to increased temperatures, shall be addressed through such issues as the design and material choices made for new development, including the use of “cool” roof and pavement materials, solar renewable energy systems and efficiency components.



10.3 FOOD ACCESS

Access to nutritional, healthy and fresh food is key to maintaining a healthy lifestyle. Under California Government Code §65302(h)(1)(A), the General Plan must promote food access in dealing with disadvantaged communities.⁵ Keeping a healthy lifestyle through consuming nutritious food can prevent conditions such as obesity, high blood pressure and diabetes among others. However, simply creating access to healthy foods does not alone prevent or reduce adverse health conditions. The concept of having access to healthy foods needs to take into consideration affordability, availability, education, utilization and other means to improve access to healthy foods.

Having such a broad concept of access to healthy foods takes on different objectives in different areas. Inyo County is a large county with small communities, some with little to no access to public transportation, little availability of close access to grocery stores or land to develop farms or gardens. The location of Inyo County in the Eastern Sierra, a very rural area, is a great distance from larger communities such as Las Vegas, Reno/Carson City and Pahrump, NV and Ridgecrest, CA (in Kern County California south of Inyo County). These cities provide the availability to a large selection of healthy, nutritious and affordable food purchase options in box stores such as Walmart Supercenter and Costco. These cities also provide supermarkets such as Smith's, Safeway and Albertsons.

The large selection shopping options are hours away from Inyo County's bigger communities OF Bishop, Big Pine and Lone Pine. The largest option for food access availability is in Bishop in the far north of the county. Bishop grocery shopping options consist of one large supermarket, Vons, two smaller supermarkets, Smart & Final and Grocery Outlet and a few smaller community markets. These shopping options are not nearly the capacity of the larger box stores, though Vons would be considered the largest supermarket in Inyo County. There are smaller markets in the Bishop, Big Pine and Lone Pine areas, but the other smaller communities have much less to no options for access to fresh healthy food, which tends to be overpriced when available. An additional impact to access to food is that a majority of food and produce is trucked in from various locations and provides unreliable options, increased cost and reduced freshness.

10.3.1 Incorporated Goals & Policies

The Inyo County General Plan has previously addressed food access when creating adopted policies and implementations as follows:

Goals and/or Policies	Title or Reference
Policy LU-3.8	New Retail Development
Policy LU-5.3	Agriculture Designation (A)
Policies PT-1.1 through PT-1.7	Public Transportation
GOAL AG-1	Agricultural Resources

⁵ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



Housing Element Program 2.1.7	Regional housing working group, transportation and carshare
Housing Element Program 7.3	Carshare and accessory commercial units

An aim for Inyo County is to support local fresh food availability in high density communities with use of community gardens and farmers markets to improve access to fresh food and alleviate the transportation burden for some of the communities. Another aim is to review the zoning code to allow for the establishment of community gardens where land is limited. Additionally, farmers markets could be addressed through zoning to allow for these markets to be a more common theme throughout the county.

10.3.2 Goals & Policies

GOAL EJ-FA-1	Promote access to food that is nutritious and affordable in high density areas and promote healthy eating habits.
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Policy LU-3.7 Support of Local Retail Services (Revised 2025)

The County shall support the preservation of local retail establishments in smaller communities to provide local access to goods and services.

Policy EJ-FA-1.1 Community Gardens

Encourage the development of convenient and accessible community gardens and/or other sources of healthy food in appropriate zones where feasible.

Policy EJ-FA-1.2 Farmers Markets

Prioritize and encourage the establishment and operation of farmers markets, farm stands, traditional food markets and vendors, and mobile or delivery markets in appropriate zones where feasible.

Policy EJ-FA-1.3 Healthy Food Establishments

Promote the development of healthy food establishments in areas of high concentration of fast food establishments and convenience stores.

Policy EJ-FA-1.4 Nutritional Education

Promote healthy and nutritional food intake through messages about good food habits and choices.

Policy EJ-FA-1.5 Food Access at Public Events

At County sponsored events promote and prioritize establishments to provide healthy, fresh food including fresh produce options.

Policy EJ-FA-1.6 Transportation to Accessible Food

Encourage the continued use for public transportation in ride share through Eastern Sierra Transportation Authority and promote the establishment of other services to include outlying communities, seniors and individuals with other transportation limitations.



Policy EJ-FA-1.7 Water for Agriculture

Support responsible and sustainable water use and conservation for use in diversified agriculture.

Policy EJ-FA-1.8 Cooperation for Food Access and Recovery

The County shall cooperate with local stakeholders and food networks to decrease the barriers to the food network and develop policy solutions to address food insecurity and building resilience in food network to increase consistent, readily available access to food for all County residents.

DRAFT AUGUST 2025



Table 10-3. Food Access Implementation Measures

			TIMEFRAME	
Implementation Measure	Implementing Policy	Responsibility	2024-2029	On-going
Agricultural Resources 1.0 Revised	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/UC Cooperative Extension NRCS		■
Agricultural Resources 2.0 Revised	The County may develop a program to identify Farmland of Local Importance and may 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/UC Cooperative Extension		■
Agricultural Resources 3.0 Revised	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 may 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		■
Agricultural Resources 4.0 Revised	New development proposals adjacent to agricultural operations shall be reviewed and mitigated to ensure they do not significantly impact agricultural operations or lead to nuisance complaints from new residents.	AG-1.4 Planning Farm Advisor/UC Cooperative Extension		■



Agricultural Resources 5.0 Revised	The County shall work with local universities and technical schools to encourage the provision of educational programs in agriculture.	AG-1.5	Future Farmers of America 4-H Farm Advisor/UC Cooperative Extension	■
Agricultural Resources 6.1 Revised	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 Agricultural Commissioner	■
Agricultural Resources 7.0 Revised	The County shall continue to support sustainable agriculture through programs offered by the Agriculture Commissioner's Office	AG-1.8	Agricultural Commissioner Farm Advisor/UC Cooperative Extension	■
EJ-FA 1.0	Evaluate new applications for emphasizing the establishment of community garden(s) and/or farmer's markets.	EJ-FA-1.1 EJ-FA-1.2 EJ-FA-1.3 EJ-FA-1.7	Planning	■
EJ-FA 2.0	Support appropriate efforts to combined food access with other social, cultural and environmental goals including transportation.	EJ-FA-1.2 EJ-FA-1.3 EJ-FA-1.5 EJ-FA-1.6	Planning Public Works Environmental Health Health and Human Services	■
EJ-FA 3.0	Coordinate with the public and other relevant departments and agencies for promotion and education of healthy nutrition.	EJ-FA-1.4 EJ-FA-1.5	Planning Health and Human Services	■



EJ-FA 4.0	The County shall support responsible and sustainable sources of water use and conservation for a diversity of agricultural uses.	EJ-FA-1.7	Planning Water Department Environmental Health	■
EJ-FA 5.0	Fast track County review of applications for healthy food establishments and/or expansion for new healthy food establishments.	EJ-FA-1.3	Planning	■
EJ-FA 6.0	Promote increased access to farmer's markets, traditional food markets and vendors, and mobile or deliver markets.	EJ-FA-1.2 EJ-FA-1.5 EJ-FA-1.6	Planning Environmental Health Local Growers UC Cooperative Extension	■
EJ-FA 7.0	The County shall develop a list of potential stakeholder contacts to include administering departments and agencies for initiating outreach. After initial outreach the County shall conduct periodic updates to contact lists and conduct periodic outreach efforts as needed to ensure education and awareness programs remain current with changing state and local nutrition guidelines and disease prevention.	EJ-FA-1.8	Health and Human Services Planning Environmental Health	■



10.4 PUBLIC HEALTH

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to reduce any unique or compounded health risks in dealing with disadvantaged communities.⁶ One of the key options to a healthy life is a healthy lifestyle. A healthy lifestyle is all encompassing when it comes to good health and focuses on a healthy environment and health equity when it comes to planning. A healthy environment and health equity includes, but not limited to: having clean air; clean water; healthy food; healthcare; healthy and safe housing; safety from harmful impacts and available means and equal opportunity to live a healthy lifestyle. Without a healthy environment people may be exposed to harmful effects that can lead to negative health impacts. Such harmful impacts may lead to creating or compounding poor health.

10.4.1 Incorporated Goals & Policies

Providing for the basics of a healthy environment allows individuals and families to provide a foundation on which to have a healthy lifestyle. The basics include, but are not limited to: preventing pollution; adapting to climate change; providing affordable and safe housing; adequate transportation; recreation; education; clean water; and healthy food. These basics are incorporated within this Environmental Justice Element and the General Plan Housing Element as follows:

Goals and/or Policies	Title or Reference
Section 10.2	Air Quality
Section 10.3	Food Access
Section 10.5	Safe & Sanitary Housing
Section 10.6	Public Facilities
Section 10.7	Recreation
Section 10.8	Civic Engagement
Section 10.9	Prioritizing Improvements & Programs
Housing Element Program 2.1.7	Regional housing working group, transportation and carshare
Housing Element Program 7.3	Carshare and accessory commercial units

The concepts and objectives to providing the basics for public health have also been incorporated into the Inyo County General Plan and the Multi-Jurisdictional Hazard Mitigation Plan. A short discussion and a reference are provided to the requisite topics of the General Plan below.

⁶ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



Having clean, available water is an important element to life and maintaining a healthy lifestyle. The provision of water also requires maintaining a water supply free from contamination for it to be utilized by the public. Water contamination can contribute to or elevate serious health conditions. The General Plan incorporates water planning through supply management, control and pollution prevention in the following previously adopted policies and associated implementations.

Goals and/or Policies	Title or Reference
GOAL GOV-5	Protection and development of water resources
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
GOAL PSU-3	To ensure that there will be a safe and reliable water supply sufficient to meet the future needs of the County
GOAL S-2	Recognize development limitations of soil types in review and approval of future development projects to protect public health and safety.
GOAL WR-1	Water Resources
Policy WR-3.2	Sustainable Groundwater Withdrawal
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
Section 8.9	Recreation
Element 9.1	Safety

Consideration for public health and fire protection policy provisions and implementations has also been adopted in the General Plan as follows:



Goals and/or Policies	Title or Reference
GOAL PSU-8	To protect the residents of and visitors to Inyo County from injury and loss of life and to protect property from fire
CWPP as updated for Inyo County and local communities	Community Wildfire Protection Plan

Additionally, Inyo County's adopted Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Section 9.8 of the General Plan provides for planning in the event of a future hazardous event that has the potential to severely harm human health and safety.⁷ The plan covers:

Goals and/or Policies	Title or Reference
Chapter 2	Community Profile
Chapter 3	Hazard Assessment
Chapter 4	Risk Assessment
Chapter 5	Mitigation Actions

The MJHMP provides for the prioritization of hazardous events that include avalanche, dam or aqueduct failure, disease/pest management, drought, flood, geologic hazards, hazardous materials, seismic hazards, severe weather and wildfire. Each hazard provides a description, impact, location and extent, hazardous history, risk of future events and climate change considerations.

The Environmental Justice Element further addresses public health by providing the below policies, implementations and definitions.

10.4.2 New Definitions

Health. A complete state of physical, mental and social well-being, and not merely the absence of disease.

Health Equity. Means every person, regardless of who they are – the color of their skin, their level of education, their gender or sexual identity, whether or not they have a disability, the job they have, or the neighborhood they live in – has an equal opportunity to achieve optimal health.

⁷ Inyo County and City of Bishop, Multi-Jurisdictional Hazard Mitigation Plan, FEMA approved and adopted by the Board of Supervisors, December 2017, pg.1., and as may be updated.



10.4.3 Goals & Policies

Policy PSU-3.1 Efficient Water Use (Revised 2025)

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

- Requiring water-conserving design and equipment in new construction, including County facilities;
- Encouraging water-conserving landscaping and other conservation measures such as the conversion of turf lawns to drought-tolerant plantings, including at County facilities;
- Encouraging the retrofitting of existing development with water-conserving devices, including County facilities;
- Providing public education programs;
- Distributing outdoor lawn watering guidelines;
- Promoting water audit and leak detection programs;
- Enforcing water conservation programs; and
- Implementing the requirements of the model water efficiency landscape ordinance.

Policy NOI-1.3 Limit Increases in Noise Levels from Stationary Sources (Revised 2025)

Require 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 mitigate impacts.

Policy EJ-PH-1.1 Incorporate Healthy Land Use Patterns

The County shall encourage patterns of development that promote healthy lifestyle choices, including development that promotes walkability to goods and services and provision of open space/recreation resource opportunities for residents.

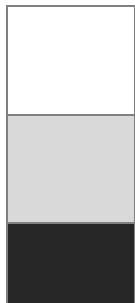
Policy EJ-PH-1.2 Consider Seniors and Other Special Needs Population

The County shall encourage development and design which takes into consideration of the populations such as seniors, large families, children/youth, the disabled and the economically disadvantaged.



Table 9-9 Maximum Recommended Ambient Noise Exposure by Land Use County Noise Guidelines (Revised 2023)

Land Use Type	Noise Level (Ldn)						
	0-55	56-60	61-65	66-70	71-75	76-80	>81
Residential							
Hotel, Motels							
Schools, Libraries, Churches, Hospitals, Extended Care Facilities							
Auditoriums, Concert Halls, Amphitheaters							
Sport Arenas, Outdoor Spectator Sport							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Mining, Industrial, Manufacturing, Utilities, Agriculture							



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.



Table 10-4. Public Health Implementation Measures

			TIMEFRAME	
Implementation Measure	Implementing Policy	Responsibility	2022-2025	On-going
Public Services & Utilities 2.0 Revised	PSU-3.1	Planning Public Works		■



10.5 SAFE & SANITARY HOUSING

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to promote safe and sanitary homes in disadvantaged communities.⁸ The condition of a house has a direct impact to those who live in the home. Having a safe and sanitary home also impacts the surrounding areas. A safe and sanitary home provides security for the occupant(s) which is a broad focus incorporating being free from health and safety hazards within the home and the community, allows one to live without financial burden relieving stress and provides access to healthy living options. The concepts are incorporated in various aspects throughout the Inyo County General Plan but will be highlighted here under Housing Quality, Affordable Housing and Housing sections followed by new policies.

10.5.1 Incorporated Goals & Policies

A. Housing Quality

The availability of quality housing stock is important to having the option to pursue a healthy lifestyle. Substandard housing stock that is older and is of reduced quality, have not been maintained or updated can lead to pest infestation, water intrusion, mold, poor insulation, asbestos and lead-based paint illness to name a few. These types of substandard housing stock problems can create or impact existing negative health issues, as opposed to newer homes built under specific standards and regulations to prevent negative health impacts. Low-income and minority residents are disproportionately affected by the negative health impacts and other hazards in substandard homes due to lower incomes that reduces housing options and ability to provide home updates and maintenance.

The following are adopted policies and implementations in the Housing Element that include housing rehabilitation funding and code enforcement, energy efficiency, and monitoring adequate sites 2021-2021. This is followed by other General Plan adopted policies and implementations.

Goals and/or Policies	Title or Reference
Housing Element Goal 1.0	Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County
Housing Element Goal 2.0	Provide adequate sites for residential development
Element 4.2	Land Use
Element 4.3	Public Service & Utilities
Section 8.5	Water Resources
Policy EE-1.4	Homeowner incentive programs
Policy EE-1.5	Homeowner recognition programs

⁸ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



Element 9.1	Safety
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B. Affordable Housing

Having a healthy lifestyle is more than rehabilitating substandard housing, it also includes the ability to afford adequate housing. Adequate housing promotes a stable, stress free, healthy environment. Adequate housing allows residents to balance opportunities one would use to pursue a healthy lifestyle which may include access to food, education, employment and recreation while also taking into consideration such things as transportation.

Low and fixed income communities are limited in options due to their reduced financial abilities to obtain affordable housing, and providing housing maintenance and rehabilitation. This can lead to displacement from options for education, work, transportation, and can further lead to overcrowding in low income areas. Overcrowding invites opportunity for unsafe living conditions and increased health risks. Additionally, having limited to no income can lead to homelessness and displacement of individuals and families and also affects the ability to acquire healthy food, services, health care, transportation and other basic necessities.

The following are adopted policies and implementations in the Housing Element that include housing rehabilitation funding and code enforcement, energy efficiency, monitoring adequate sites 2021-2022, variety of housing, high density housing, manufactured and mobile homes, financial assistance for housing, self-help, purchase assistance programs, compliance with new State Regulations, expedited permit process and project review, and infrastructure. This is followed by other General Plan adopted policies and implementations.

Goals and/or Policies	Title or Reference
Housing Element Goal 1.0	Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County
Housing Element Goal 2.0	Provide adequate sites for residential development
Housing Element Goal 3.0	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Inyo County residents
Housing Element Goal 4.0	Provide increased opportunity for homeownership
Housing Element Goal 5.0	Remove governmental constraints on housing development
Policy ED-4.6	Compensation to Local Communities



Policy ED-4.7	Provide Transient Housing
Element 4.3	Public Service & Utilities
Section 7.2	Roads & Highways
Section 7.4	Public Transportation
Section 7.5	Bicycles & Trails
Section 7.9	Other Circulation Topics
GOAL S-2	Recognize development limitations of soil types in review and approval of future development projects to protect public health and safety.
Section 8.5	Water Resources
Section 8.9	Recreation
Policy EE-1.4	Homeowner incentive programs
Policy EE-1.5	Homeowner recognition programs

C. Housing Location

Having the right location of housing can allow residents to engage with their community through work, school, recreation and transportation. Having the options to interact with a surrounding community allows for the development of healthy community amenities through input and contribution from the residents. A community with adequate amenities gives a local public the ability to lower vehicle miles traveled through increased options for transportation, access to grocery stores with fresh, affordable food and produce, and access to health services among other amenities.

Residents with limited to no income or who experience discrimination or have a lack of equal opportunity have difficulty acquiring adequate housing. With substandard housing that are of poor quality and not having the ability to provide maintenance and rehabilitation leads to concentrations of low to no income residents, overcrowding and increased health risks. These areas of concentration isolate residents from options for a stable, less stressful and healthy living environment with adequate amenities.

The following are adopted policies and implementations in the Housing Element that include housing rehabilitation funding and code enforcement, energy efficiency, monitoring adequate sites 2021-2022, variety of housing, high density housing, manufactured and mobile homes, financial assistance for housing, self-help, purchase assistance programs, compliance with new State Regulations, expedited permit process and project review, infrastructure, equal opportunity, residential care facilities, reasonable accommodation, and affirmatively furthering fair housing. This is followed by other General Plan adopted policies and implementations.



Goals and/or Policies	Title or Reference
Housing Element Goal 1.0	Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County
Housing Element Goal 2.0	Provide adequate sites for residential development
Housing Element Goal 3.0	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Inyo County residents
Housing Element Goal 4.0	Provide increased opportunity for homeownership
Housing Element Goal 5.0	Remove governmental constraints on housing development
Housing Element Goal 6.0	Promote equal opportunity for all residents to reside in housing of their choice
Housing Element Goal 7.0	Affirmatively furthering fair housing
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
Element 4.3	Public Service & Utilities
Section 7.2	Roads & Highways
Section 7.4	Public Transportation
Section 7.5	Bicycles & Trails
Section 7.9	Other Circulation Topics
Section 8.5	Water Resources
Section 8.9	Recreation
Element 9.1	Safety
Policy EE-1.4	Homeowner incentive programs
Policy EE-1.5	Homeowner recognition programs
Section 10.2	Air Quality
Section 10.3	Food Access

Inyo County expands on the above incorporated policies and implementation to provide additional policies and implementations to the Safe & Sanitary Housing section of this Environmental Justice Element.



10.5.2 Goals & Policies

Policy BT-1.2 Bikeway and Trail System in the Region (Revised 2025)

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 in the Inyo County Collaborative Bikeways Plan.

Policy EJ-SSH-1.1 Protect County Roads

The County shall protect existing County roads from impacts from new development by requiring such new development to either subsidize their impacts or contract for repair/reconstruction of impacts.

Policy EJ-SSH-1.2 Access to Public Lands

The County shall take every opportunity to safeguard existing, and promote additional, access to public lands.

Policy EJ-SSH-1.3 “Legacy Communities” – Disadvantaged Unincorporated Communities (Unlike a Disadvantaged Community)

Legacy communities are defined as communities in which the median household income is 80 percent or less than the statewide median household income, are geographically isolated, are inhabited, and have existed for at least 50 years. In Inyo County the following communities have been identified as Legacy Communities: Charleston View; Darwin; Furnace Creek; Keeler; Lone Pine; Shoshone; Tecopa; Trona; and Wilkerson. The County will continue to encourage upgrades to water, wastewater, stormwater drainage, and structural fire protection in these communities as appropriate.

Policy EJ-SSH-1.4 Legacy Communities Public Facilities

The County shall work to provide for adequate public facilities in Legacy Communities, taking into account local conditions, input from local residents and community character.



Table 10-5. Safe & Sanitary Housing Implementation Measures

			TIMEFRAME	
Implementation Measure	Implementing Policy	Responsibility	2022-2025	On-going
Roads & Highways 17.0 Revised	For each RTP planning cycle, establish a hierarchy of roads based on the level of service they are expected to provide. RH-1.9	LTC		■
Bicycle & Trails 6.0 Revised	Incorporate pedestrian and/or equestrian facilities as part of the recreational trails system, and link these to all land use areas. Consider the development and adoption of a pedestrian master plan. BT-1.2	LTC		■
Other Circulation Topics 8.0 Revised	The County shall work with communications companies to gain access to high-speed communications corridors. In particular, continuing to support and participate in the Digital 395 Initiative. OCT-2.2	County Administrator Planning Information Services		■
Water Resources 1.0 Revised	The County shall coordinate with LADWP and local water agencies to ensure that water supplies and facilities are planned to serve development projects planned within the County, and that conservation and water-efficient tools are used when possible. WR-1.1	Public Works Water		■



10.6 PUBLIC FACILITIES

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to promote public facilities in disadvantaged communities.⁹ Access to public facilities provides opportunities to improve the well-being of a community through engagement within the physical space of the community. They also promote civic participation and social cohesion, access to learning opportunities, quality interaction and safety among residents. Public facilities is broad in that it includes libraries, community centers, and cultural and art facilities, public improvements, public services, parks, schools and community amenities.

10.6.1 Incorporated Goals & Policies

Inyo County has provided and promoted the use and development of public facilities in the General Plan. The considerations taken into place include new development, funding schools, community centers, child care and parks. These provisions are found in the following areas.

Goals and/or Policies	Title or Reference
Policy LU-1.17	Impacts of New Development on Infrastructure Improvements, Public Facilities, and Services
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
Policy LU-5.2	Public Service Facilities Designation (PF)
Policy LU-5.8	Public Service Facilities Provisions
Policy PSU-1.1	Facilities and Services for New Development
GOAL PSU-2	Funding
GOAL PSU-4	Wastewater
GOAL PSU-5	Stormwater Drainage
GOAL PSU-7	Communication Infrastructure
GOAL PSU-9	Law Enforcement
GOAL PSU-10	Gas and Electrical
GOAL PSU-11	Schools
GOAL PSU-12	Child Care
GOAL PT-1	Public Transportation

⁹ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



GOAL S-2	Recognize development limitations of soil types in review and approval of future development projects to protect public health and safety.
Section 8.5	Water Resources
Section 8.9	Recreation
Section 7.5	Bicycles & Trails
Section 9.2	Air Quality
Section 9.3	Flood Hazard
Section 9.4	Avalanche Hazard
Section 9.5	Wildfire Hazard
Section 9.6	Geologic & Seismic Hazards
Policy EJ-FA-1.1	Incorporate Healthy Land Use Patterns
Policy EJ-SSH-1.4	Legacy Communities Public Facilities
Housing Element Program 2.1.7	Regional Housing Working Group
Section 9.8	Multi-Jurisdictional Hazard Mitigation Plan
Policy EJ-AQ 10.2	Air Quality

Inyo County expands on the above incorporated policies and implementation to provide additional policies and implementations to the Public Facilities section of this Environmental Justice Element.

10.6.2 Definition

100-Year Flood Zone (Revised 2025)

Defined by the Federal Emergency Management Agency (FEMA) as the flood having a one percent chance of being equaled or exceed in any given year.

10.6.3 Goals & Policies

Policy PSU-6.2 Recycling Facility Location (Revised 2025)

The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas, encourage landlords and commercial businesses to provide recycling opportunities, and work to provide recycling containers at all County facilities.

Policy FLD-1.1 Floodplain Limitations (Revised 2025)

The county shall regulate development of habitable structures within floodplain areas (as established by FEMA), and areas within dam inundation zones.



Policy GEO-1.1 Development Hazard Constraints (Revised 2025)

Unless fully mitigated, restrict development of habitable 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.

Policy EJ-PF-1.1 State Responsibility Areas

The County shall encourage incorporation of private lands within State Responsibility Areas into fire districts and amending the classification of these lands to Local Responsibility Area.

Policy EJ-PF-1.2 Onsite Renewable Energy Generation

The County will encourage utilizing onsite renewable generation for onsite uses, including geothermal, wind and solar.

Policy EJ-PF-1.3 Digital 395 Project

The County shall continue to participate in and support expansion of the Digital 395 and Middle and last Mile Projects which will bring fiber network throughout the County.

Table 10-6. Public Facilities Implementation Measures

				TIMEFRAME	
	Implementation Measure	Implementing Policy	Responsibility	2022-2025	On-going
Flood Hazard 3.0 Revised	Natural washes (defined as riparian areas and drainages) and areas defined as 100-year flood plains are to be kept free from development that would significantly impact flood way capacity or characteristics, natural/riparian areas, or natural groundwater recharge areas.	FLD-1.2	Planning		■
Flood Hazard 6.0 Revised	County maintained information on mudflows (Implementation Measure 5.0) shall be consulted in the review of development proposals to restrict and/or mitigate development of habitable structures from these areas.	FLD-1.3	Planning		■



Avalanche Hazard 1.0 Revised	The County shall maintain a map of avalanche hazard zones that are within areas of existing or potential development. The map 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	■
Avalanche Hazard 2.0 Revised	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 habitable structures from these areas.	AVL-1.1 AVL-1.4	Planning	■
Avalanche Hazard 8.0 Revised	Volunteer corps, such as an Avalanche Watch Program, should be organized in areas of known avalanche hazards. The County encourages search and rescue training for local residents in hazard areas.	AVL-1.4 AVL-1.5 AVL-1.6	Office of Emergency Services	■
Wildfire Hazard 5.0 Revised	The County, as well as local fire protection district staff, 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, water	WF-1.2 WF-1.5	Fire Marshall CDF Local Fire Protection Agencies	■



	pressure requirements, and wildfire protection measures for those areas. Adjacent to open space.			
Wildfire Hazard 2.0 Revised	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, as well as educating the public on preventive measures.	WF-1.1	Office of Emergency Services Fire Marshall Inyo LAFCO	■
Wildfire Hazard 1.0 Revised	The County Fire Marshall shall continue to coordinate with fire agencies, and work to establish additional fire protection organizations, with a principle goal of educating the public about the dangers of, and preventative strategies for, wildfires.	WF-1.1	Fire Marshall	■
Geologic & Seismic Hazards 4.0 Revised	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 unless engineering can mitigate potential risks. A geologic/seismic hazards geotechnical engineering study shall be performed to identify potential impacts and engineering	GEO-1.1	Inyo county	■



	recommendations prior to siting or site acquisition. Critical facilities include: <ul style="list-style-type: none">■ schools,■ hospitals,■ day-care and senior citizen centers, police and fire stations, and■ assembly rooms with an occupant load of 250 or more persons.			
Geologic & Seismic Hazards 8.0 Revised	Ensure new development meets the current seismic safety standards in accordance with the Uniform Building Code for the appropriate Seismic Hazard Zone.	GEO-1.4	Building and Safety	■



10.7 RECREATION

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to promote physical activity in disadvantaged communities.¹⁰ Physical activity contributes to a healthy lifestyle which improves an individual's well-being. This positive effect on a person's well-being is a key contributor to improved health, reducing illness and health problems such as diabetes, obesity, cardiovascular disease, high blood pressure, high cholesterol, stress, depression and some cancers. Having a healthy well-being helps to contribute to a healthy environment, which in turn, contributes to a healthy community.

Physical activity comes in many forms of recreation and transportation. Access to parks, open spaces, and recreational facilities provides recreation opportunities for physical activity. These opportunities should be inclusive to ensure seniors and persons with disabilities have access. Recreation includes active transportation in the form of walking and bicycling along with other multimodal alternatives. Allowing active transportation to services, work and/or school promotes daily recommended physical activity contributing to a healthy lifestyle. Active transportation also limits the time spent driving which reduces vehicle miles traveled and reduces air pollution and contribution to climate change.

10.7.1 Incorporated Goals & Policies

Inyo County has provided and promoted recreation and physical activity in the General Plan. The considerations taken into place are off road vehicle use, access to public lands, land use patterns, seniors and special needs, safety, public facilities, transportation, and hiking, backpacking and stock trail networks. These provisions are found in the following areas.

Goals and/or Policies	Title or Reference
GOAL GOV-7	Recreation Policies
Policy EJ-PH-1.1	Incorporate Healthy Land Use Patterns
Policy EJ-PH-1.2	Consider Seniors and Other Special Needs Populations
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
Policy LU-5.1	Open Space and Recreation Designation (OSR)
Section 7.3	Scenic Highways
Section 7.4	Public Transportation
Section 7.5	Bicycles & Trails
Policy RR-1.1	Preservation of Railroad Right-of-

¹⁰ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



	Way
Policy OCT-1.2	Park-and-Ride Facilities
Section 8.9	Recreation
Section 9.2	Air Quality
Housing Element Program 2.1.7	Regional Housing Working Group

To further promote recreation, Inyo County has provided additional policy and implementations.

10.7.2 Goals & Policies

Policy SH-1.1 Protect the Qualities of Designated Scenic Routes (Revised 2025)

The visual qualities of designated scenic routes should be protected.

Table 10-7. Recreation Implementation Measures

				TIMEFRAME	
	Implementation Measure	Implementing Policy	Responsibility	2024-2029	On-going
EJ-REC 1.0	Encourage compatible development within scenic route viewsheds.	SH-1.1	Planning		■
EJ-REC 2.0	Consider measures to enhance development within scenic route view sheds, such as attractive walls, fencing, berms, and landscaping.	SH-1.1	Planning		■



10.8 CIVIC ENGAGEMENT

Under California Government Code §65302(h)(1)(B), the General Plan must identify policies to promote civic engagement in the public decision-making process in disadvantaged communities.¹¹ Public engagement is crucial in providing a firm foundation during the decision-making process. This promotes the development of an inclusive community allowing for all economic, cultural, health, safety and environmental matters to be addressed. Having collaboration, partnerships, involvement and other means of participation is beneficial for the community to build for future opportunities and have the capability to experience a stable and less-stressful future. This process includes the individuals in the community along with businesses, agencies and organizations.

10.8.1 Incorporated Goals & Policies

Inyo County provides public engagement through public outreach, public workshops, public meetings, public hearings and public comments as demonstrated through adopted policies and implementation and can be found in various locations in the zoning code. Below is a table of the policies and implementations included in the approved General Plan addressing civic engagement.

Goals and/or Policies	Title or Reference
Policy Gov-1.1	Plans for Agencies, Districts, Utilities, and Local Tribal Government
Policy Gov-2.1	Continue Participation on Collaborative Planning Effort
Policy Gov-2.2	Public Participation
Policy Gov-2.3	Public Involvement
Policy Gov-2.4	Renewable Energy Solar Facility Development Notice to Residents
Policy RH-1.9	Plan Comprehensive Transportation system
Policy CUL-1.1	Partnerships in Cultural Programs
Policy CUL-1.5	Local Tribal Government Consultation
Housing Element Program 2.1.6 – 2.1.7	Regional Housing Group
Housing Element Program 3.1.5	Partnering with Local Organizations

¹¹ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



Housing Element Program 3.1.6	Major Employer Working Group
Housing Element Program 3.1.7	Establishing a Housing Specialist Position
Housing Element Program 3.2.1	Developer and Property Owner Outreach
Housing Element Program 3.4.1	Mobile Home Park Residents Ownership Assistance
Housing Element Program 4.1.1	Coordination with Self-Help Housing Groups
Housing element Programs 5.1.1 – 5.2.1	Work with Homeowners for Permitting
Housing Element Program 7.2.1	Work with Housing Stakeholder Group
Housing Element Program 7.3	Carshare and accessory commercial units
Policy EJ-SSH-1.4	Legacy Communities Public Facilities
Policy PSU-7.3	Citizen Participation



10.9 PRIORITIZING IMPROVEMENTS & PROGRAMS

When disadvantaged communities are identified in an area, California Government Code §65302(h)(1)(B) requires the General Plan identify objectives and policies to prioritize improvements and programs to address the needs of these communities. As discussed in Section 10.2 of the Environmental Justice Element, Inyo County has no disadvantage communities. However, there are policies and implementations that provide prioritization to different effort and programs.

10.9.1 Incorporated Goals and Policies

The General Plan of Inyo County has prioritized policies and procedures as identified as needed for the area. The specific prioritizations have been adopted and are as detailed in the below table.

Goals and/or Policies	Title or Reference
Policy Gov-2.3	Public Involvement
Policy GOV-2.4	Renewable Energy Solar Facility Developers Notification
Policy LU-1.2	New Growth
Policy LU-3.9(d)	Central Business District Standards
Policy LU-4.6	Circulation and Safety
Policy PSU-8.1	Fire Protection for New Development
Policy RH-1.1	Prioritize Maintenance, Rehabilitation, and Reconstruction
Policy RH-1.8	Priority to Efficiency Projects
Policy RH-1.9	Plan Comprehensive Transportation System
Policy FLD-1.2	Development in Floodplain
Policy GEO-1.1	Development Hazard Constraints
Policy EJ-FA-1.2	Farmers Markets
Policy EJ-FA-1.5	Food Access at Public Events
Section 9.8	Multi-Jurisdictional Hazard Mitigation Plan



Additionally, the General Plan also requires, encourages and promotes some objectives before the ultimate end of the goals are met which can be found in several places throughout the General Plan.

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