

General Plan Amendments

January 10, 2011

This document includes General Plan Amendments that have been approved since 2001.



Inyo County Planning Department
Post Office Drawer L
Independence, CA 93526
(760) 878-0263
<http://inyoplanning.org/>

General Plan Map Amendments

GPA #/Name	From	To	Resolution #
2010-04/ Kemp	A	PF & RR	2010-54
2010-02/Barker	RE	HC	2010-30
2009-03/C.G. Roxane	RP	LI	2010-02
2009-01/Kemp	A	RRM	2009-16
2008-01/Hinds	REC	RE	2009-04
2005-05/LADWP (Mazourka)	RE & LI	RRH & LI	2006-44
2005-04/LADWP (Sunland)	PF	GI	2005-60
2005-04/Fortney	REC	RC	2005-59
2005-03/McLaren	RVL	RRH	2005-28
2004-06/Hollowell	RRH	RVL	2005-29
2004-05/Bishop Fire Dist	A	PF	2006-27
2004-01/L.P. Film Museum Project	RC, PF & OSR	RC	2005-27
2003-03/Kirchnavy	CBD	RMH	2003-56
2003-02/Stanton	RC	RMH	2003-30
2003-01/Rousek	RC	LI	2005-16
2002-05/Brunetti	RC	RRH	2003-03

General Plan Text Amendments

Description	Resolution #
Floor Area Ratio (FAR)	2010-38
2009 Governmental Element Update	2010-10
2009 Housing Element Update	2009-30
Floor Area Ratio (FAR)	2004-11

In the Rooms of the Board of Supervisors
County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 14th day of *December*, 2010 an order was duly made and entered as follows:

Resol. #2010-54
Ord. 1160

The Chairperson recessed closed session at 11:00 a.m., to reconvene in open session, with all Board Members present. On a motion by Supervisor Arcularius and a second by Supervisor Cash, Resolution No. 2010-54, implementing General Plan Amendment #2010-04/Kemp was approved and Tentative Tract Map #248/Kemp was approved: motion unanimously passed and adopted.

On a motion by Supervisor Arcularius and a second by Supervisor Cash, Ordinance 1160 titled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2010-05/Kemp and Amending the Zoning Map of the County of Inyo by Changing the Existing Zoning on 31 Acres of a 630-Acre Site at the Southeast Corner of Indian Springs Drive and Tuttle Creek Road (APN 026-150-29) From Open Space, 40-Acre Minimum (OS-40) to Rural Residential (RR), 2.5-acre Minimum Lot Size (For Twelve 2.5-Acre Lots) and to Public (P) (For One 1-Acre Lot)," was adopted: motion unanimously passed and adopted.

WITNESS my hand and the seal of said Board this 14th

Day of December 2010



By:

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other Planning _____

DATE: December 27, 2010

considered by your Board, and reflects the independent judgment of your Board.

- 2.) Approve General Plan Amendment #2010-04/Kemp and Zone Reclassification #2010-05/Kemp based on all of the information in the public record and on recommendation of the Planning Commission.
- 3.) Approve Tentative Tract Map #248/Kemp.

WHEREAS, pursuant to that recommendation, this Board of Supervisors held a public hearing on December 7, 2010, and considered all written and oral testimony presented concerning the Kemp General Plan Amendment and Zone Reclassification applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the December 7, 2010, hearing, including the Planning Department Staff Report and the Mitigated Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following findings regarding the Mitigated Negative Declaration:

- 1.) A Draft Mitigated Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and reflects the County's independent analysis and judgment. Together with the Initial Study, all comments received on the Negative Declaration, the responses to those comments, and all other information in the record, the Negative Declaration shows that there is no substantial evidence that the project, after mitigation, will have a significant effect on the environment.
- 2.) Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with the Goals and Policies of the Inyo County General Plan.
- 3.) Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with Title 18 (Zoning Ordinance).
- 4.) The proposed use is properly related to other uses and transportation and service facilities in the vicinity.
- 5.) The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.
- 6.) The proposed use is necessary or desirable.
- 7.) The mitigation measures developed for the project will decrease potential significant impacts to a less than significant degree:

5. Mitigation Measures: The following mitigation measures were included in the CEQA Checklist prepared for the project:

- Fire Protection: Lot A shall be dedicated for future use by the Lone Pine Fire District for fire suppression purposes.
- Public Education on Bighorn Sheep: Informational handouts/flyers shall be provided to homeowners concerning the possible indirect impacts of roaming dogs and uncontained livestock to Sierra Nevada bighorn sheep.

6. Fire Protection: The project shall comply with all fire protection measures required by the Inyo County Fire Marshall (i.e., the Inyo County Director of Public Works), in conjunction and in agreement with fire protection requirements of the Lone Pine Fire District and Cal Fire.

Specifically:

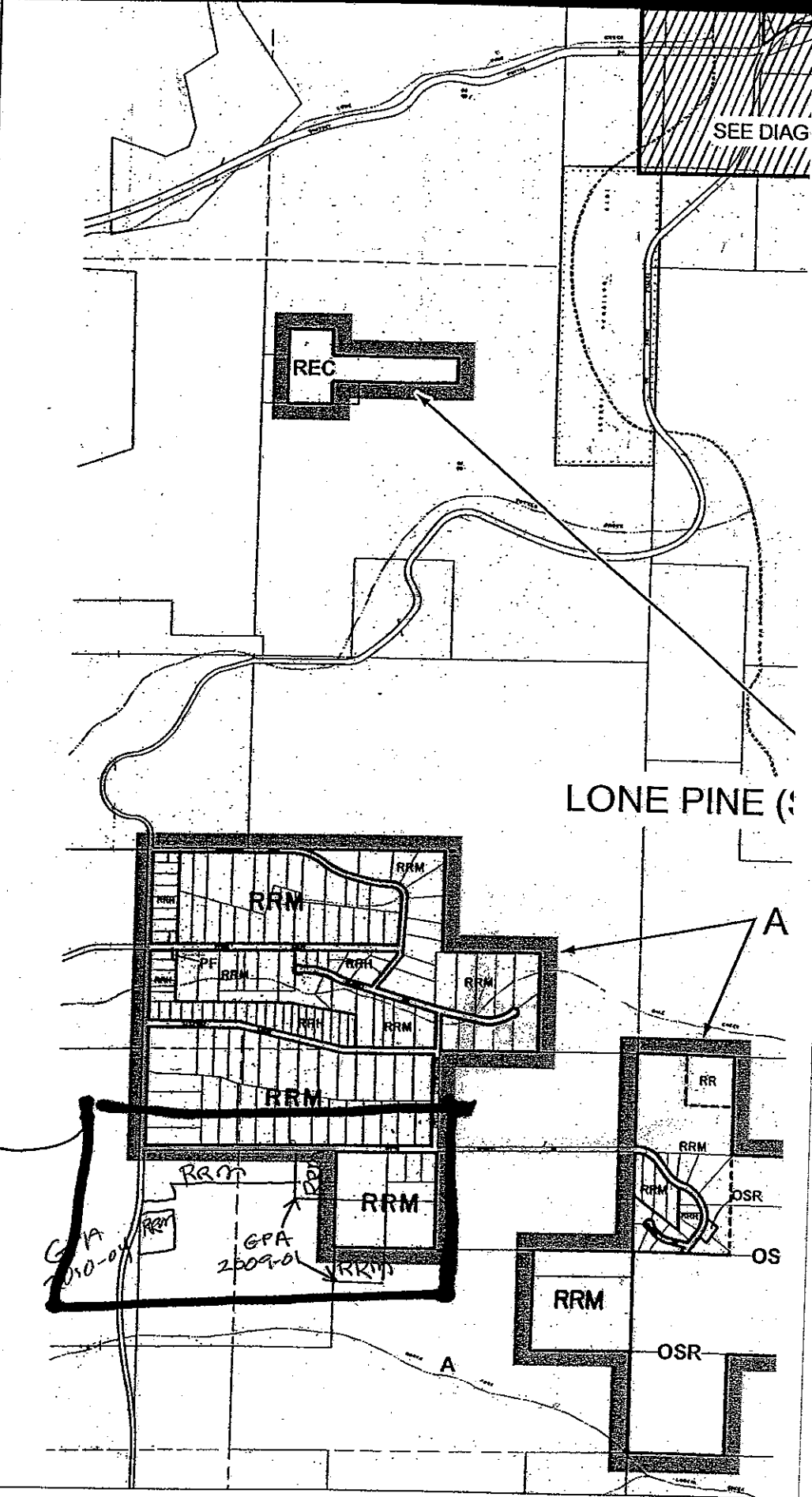
- The parcels proposed by TTM #248 shall meet the requirements contained in Appendix B, Fire Flow Requirements for Buildings, Section B103.3 of the California Fire Code, which permit the fire code official to utilize NFPA 1142 or International Wildland-Urban Interface Code for areas without adequate water supplies for fire suppression.
- The developer or future building owners shall comply with all requirements contained in Chapter 7A of the California Fire Code which pertain to building standards and materials for the construction of any new structures. And, the developer or future building owners shall also comply with the provisions in Title 14 – Natural Resources, SRA Fire Safe Regulations, Article 1-5 of the California Code of Regulations, which pertain to access, defensible space and related sections.
- Any future development of the remainder parcel of TTM #248 shall be in conformance with all requirements found in Appendix B, Fire Flow Requirements for Buildings, Section B105.1 of the California Fire Code, all provisions of Standard Order 103-A of the California Public Utilities Commission pertaining to water service and fire flow, and all provisions in Title 14 – Natural Resources including Article 4, Emergency Water Standards.
- Lone Pine Fire District Provisions: Future lot owners shall abide by all applicable standard fire protection provisions required of residents under the jurisdiction of the Lone Pine Fire District (current list of provisions attached here).

7. Water Quality: The project shall comply with any permitting required by the California Regional Water Quality Control Board (Lahontan Region).

8. Air Quality: The project shall comply with any permitting and air quality assurance measures required by the Great Basin Air Quality Control Board.

9. Requirement to Provide and Fund all Public Services and Facilities: Project developer shall provide, contract for, or otherwise obtain all necessary public services and facilities,

Lone Pine (South Portion) and Alabama Hills

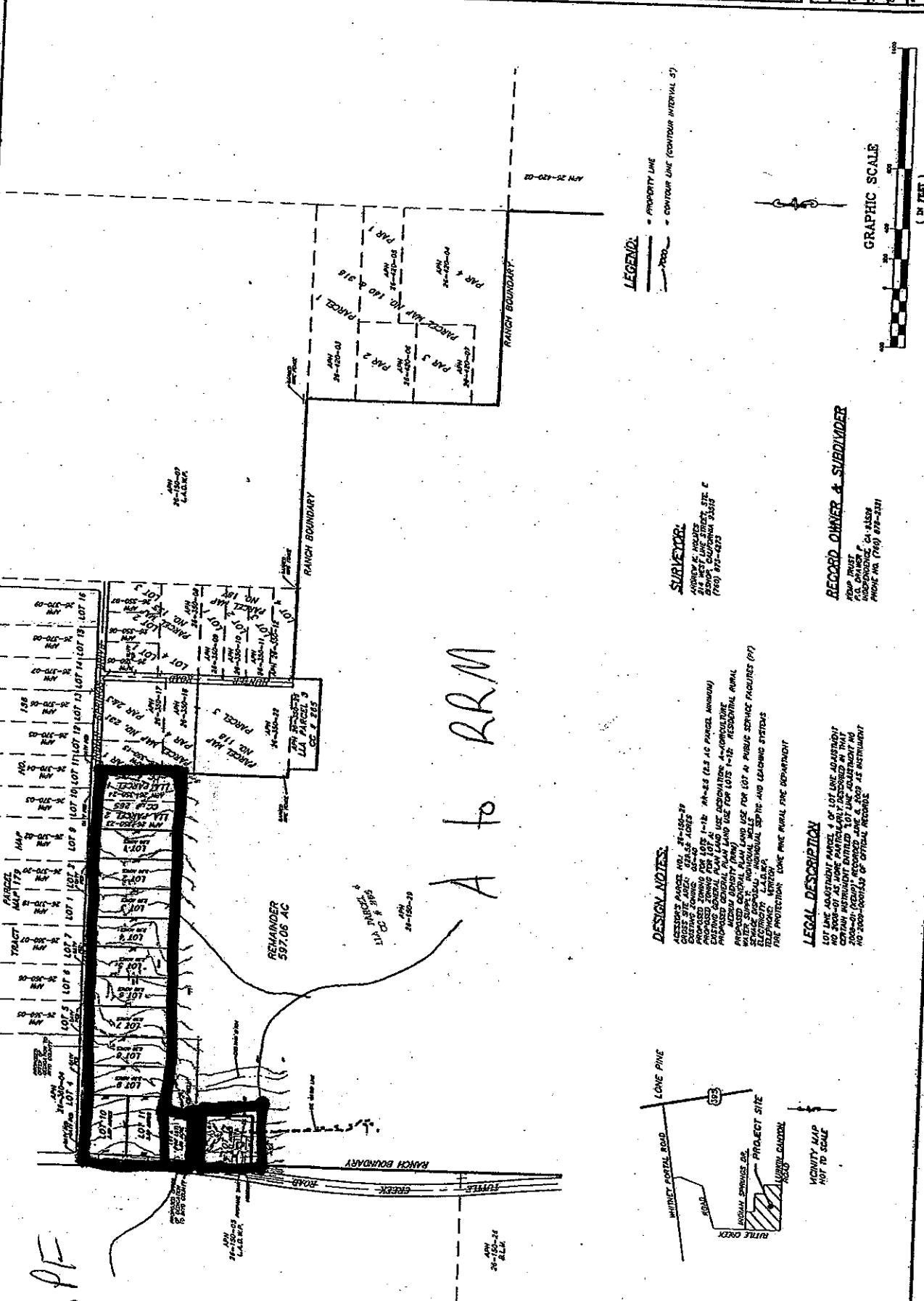


See Attachment
"A"
(Attached)

ATTACHMENT "A"

A to PE

A to RRM

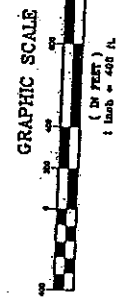


REMP RANCH, INYO COUNTY, CALIFORNIA
TENTATIVE TRACT MAP NO. 248



DATE: 08/27/2010
BY: [Signature]
PROJECT: [Text]
SHEET: 1 OF 1

LEGEND:
- - - PROPERTY LINE
- - - CONTOUR LINE (CONTOUR INTERVAL 5')

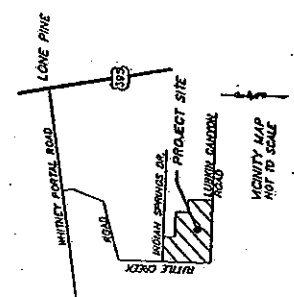


SURVEYOR:
ANDREW E. HUNTER
214 WEST LANE STREET, STE. C
POMONA, CALIFORNIA 91768
(909) 862-4275

RECORD OWNER & SUBDIVIDER:
REMP TRACT
SUBDIVISION 24, 183M
PHONE NO. (760) 878-3331

DESIGN NOTES:
ACCESSOR'S PARCEL NO. 31-155-39
CITY OF POMONA, CALIF. ADDRESS
PROPOSED ZONING FOR LOTS 1-12: RM-4.5 (2.5 AC PARCEL MINIMUM)
EXISTING ZONING FOR LOT 13: RM-4.5 (2.5 AC PARCEL MINIMUM)
PROPOSED ZONING FOR LOT 14: RM-4.5 (2.5 AC PARCEL MINIMUM)
PROPOSED ZONING FOR LOT 15: RM-4.5 (2.5 AC PARCEL MINIMUM)
PROPOSED ZONING FOR LOT 16: RM-4.5 (2.5 AC PARCEL MINIMUM)
PROPOSED ZONING FOR LOT 17: RM-4.5 (2.5 AC PARCEL MINIMUM)
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PROPOSED ZONING FOR LOT 95: RM-4.5 (2.5 AC PARCEL MINIMUM)
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PROPOSED ZONING FOR LOT 97: RM-4.5 (2.5 AC PARCEL MINIMUM)
PROPOSED ZONING FOR LOT 98: RM-4.5 (2.5 AC PARCEL MINIMUM)
PROPOSED ZONING FOR LOT 99: RM-4.5 (2.5 AC PARCEL MINIMUM)
PROPOSED ZONING FOR LOT 100: RM-4.5 (2.5 AC PARCEL MINIMUM)

LEGAL DESCRIPTION:
LOT 1 LINE ADJUSTMENT PARCEL 4 OF LOT LINE ADJUSTMENT
CONTAINING 10.25 AC MORE PARTICULARLY DESCRIBED IN TRACT
2008-01 (REMP) RECORDING NO. 137 AS INSTRUMENT
NO. 2008-00155 OF OFFICIAL RECORDS



In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 6th day of *July*, 2010 an order was duly made and entered as follows:

Planning/Public
Hearing Z.R.
Barker

The Chairperson opened the public hearing at 11:35 a.m., on a proposed ordinance titled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2010-02/Barker and Amending the Zoning Map of the County of Inyo by Rezoning a 5-acre Parcel (APN 038-340-20) in the Community of Trona from Rural Residential (RR) to Heavy Commercial (C-4)" and to approve the following actions for a 5-acre site located in Trona (APN 038-340-20) - General Plan Amendment #2010-02/Barker and Zone Reclassification #2010-03/Barker. Ms. Tanda Gertz, Senior Planner, presented the Staff Report and reviewed the staff recommendations, concerning the Zone Reclassification. The Board and Staff discussed the mitigation for the dust, including how the mitigation is enforced. The Applicant addressed the Board to support the application and provide additional information regarding the dust mitigation. The Chairperson closed the public hearing at 12:00 p.m.

Resol. #2010-30/
CEQA
Requirements

On a motion by Supervisor Arcularius and a second by Supervisor Fortney, Resolution No. 2010-30, certifying that the requirements of the California Environmental Quality Act (CEQA) have been met and approving General Plan Amendment #2010-03/Barker. Was approved: motion unanimously passed and adopted.

Planning/Ord.
Adoption Z.R.
Barker

Moved by Supervisor Arcularius and seconded by Supervisor Fortney to waive the first reading of the Ordinance and schedule the enactment for 11:30 a.m., Tuesday, July 13, 2010, in the Board of Supervisors Room, at the County Administrative Center in Independence. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 6th

Day of July 2010



By:

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other Planning _____

DATE: July 26, 2010

WHEREAS, following said public hearing the Planning Commission adopted a Resolution wherein it recommended that this Board of Supervisors:

- 1.) Adopt the Mitigated Negative Declaration of Environmental Impact and thereby certify that the requirements of the California Environmental Quality Act have been satisfied with respect to the General Plan Amendment and Zone Reclassification applications; and
- 2.) Approve the General Plan Amendment and Zone Reclassification applications.

WHEREAS, pursuant to that recommendation, this Board of Supervisors held a public hearing on July 6, 2010, and considered all written and oral testimony presented concerning the General Plan Amendment #2010-02/Barker and Zone Reclassification #2010-03/Barker.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the July 6, 2010, hearing, including the Planning Department Staff Report and the Mitigated Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following findings regarding the Mitigated Negative Declaration:

- 1.) A Draft Mitigated Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and was completed in compliance with CEQA.
- 2.) The Mitigated Negative Declaration of Environmental Impact was reviewed and considered by this Board of Supervisors.
- 3.) The Mitigated Negative Declaration of Environmental Impact reflects the County's independent analysis and judgment.
- 4.) Together with the Initial Study, all comments received on the Mitigated Negative Declaration, the responses to those comments, and all other information in the record, the Negative Declaration shows that there is no substantial evidence that the project will have a significant effect on the environment.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby adopt the Mitigated Negative Declaration of Environmental Impact concerning General Plan Amendment #2010-02/Barker and Zone Reclassification #2010-03/Barker.

BE IT FURTHER RESOLVED, that the proposed General Plan Amendment and Zone Reclassification for the proposed storage of sand and gravel on the 5-acre lot in Trona is consistent with the following Inyo County General Plan Goals and Policies:

- Goal LU-3: Provide commercial land uses that adequately serve the existing and anticipated future needs of the community and surrounding environs.

1.) Hold Harmless: the applicant, landowner, and/or operator shall defend, indemnify and hold harmless Inyo County, its agents, officers and employees from any claim, action, or proceeding against the County, its advisory agencies, appeal boards, or its legislative body concerning General Plan Amendment #2010-02/Barker & Zone Reclassification #2010-03/Barker or applicant's failure to comply with conditions of approval.

2.) Mitigation Measures for Potential Dust Impacts:

- Trucks visiting the site shall limit speeds to 10 m.p.h., once off the Trona/Wild Rose Road.
- Storage silos shall be registered for long-term usage. Such registration will trigger required permitting through the Great Basin Unified Air District.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby approve General Plan Amendment #2010-02/Barker. General Plan Amendment #2010-02/Barker shall not take effect for thirty days after the date of this Resolution.


PASSED AND ADOPTED THIS 6th DAY OF JULY, 2010:

AYES: Supervisors Arcularius, Cash, Brown, Fortney and Cervantes

NOES: -0-

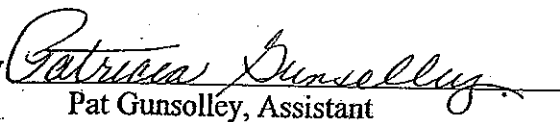
ABSTAIN: -0-

ABSENT: -0-


Richard Cervantes, Chairperson
Inyo County Board of Supervisors

ATTEST:

KEVIN CARUNCHIO
Clerk of the Board

By 
Pat Gunsolley, Assistant

0213410000

NR

GI

GI

GI

GI

OSR

OSR

OSR

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GI

GI

GI

PI

OSR

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RE

RC

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RE

RE

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RE

HC

PF

PT

HC

RC

OSR

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RC

NR

See 38-34
(attached)

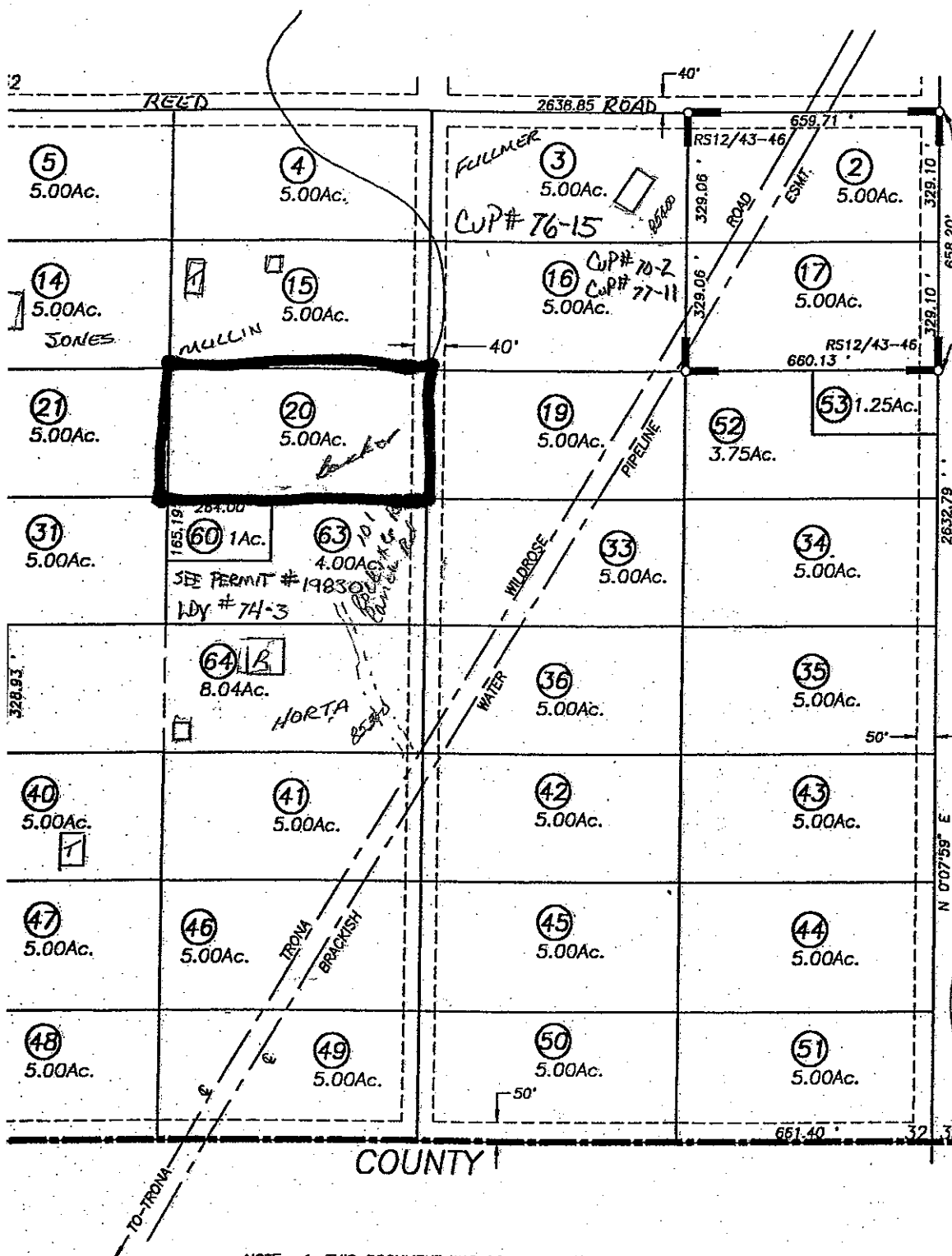
13E., M.D.B. & M.

CALIFORNIA NO. 128

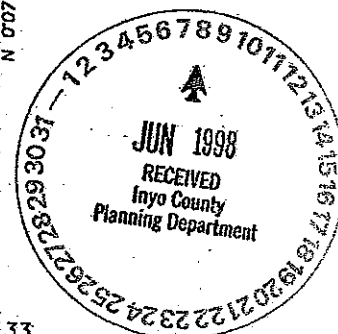
TAX RATE AREA
67-001

38-34

RE to HC



1" = 400'



NOTE: 1. THIS DOCUMENT WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY
WITH LOCAL LOT-SPLIT OR BUILDING SITE
ORDINANCES.

Assessor's Map Bk. 38 Pg. 34
County of Inyo, Calif.

1963

08-07-96
11-17-93

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 12th day of *January*, 2010 an order was duly made and entered as follows:

Planning/Public
Hearing Z.R. 2009-
05/C.G. Roxane

The Chairperson opened the public hearing on a proposed ordinance titled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2009-05/C.G. Roxane and Amending the Zoning Map of the County of Inyo by Rezoning a 2.38-acre site (APN 033-470-03), which is adjacent (on the south) to the Existing C.G. Roxane Water Bottling Plant Located South of Cartago, From Rural Residential (RR) to Light Industrial (M-2)" and approving the following actions for a 2.38-acre site located adjacent (on the south) to the Crystal Geyser Roxane water bottling plant located south of Cartago (APN 033-470-03): General Plan Amendment #2009-03/C.G. Roxane; Zone Reclassification #2009-05/C.G. Roxane and Conditional Use Permit #2009-06/C.G. Roxane. Ms. Tanda Gretz, Senior Planner, reviewed the Staff Report and recommendations. At the conclusion of her remarks Ms. Gretz requested that the Staff Report and all attachments be entered into the record and it was marked Exhibit A. Mr. Tom Platz representing C. G. Roxane supported the ordinance. There was no one wishing to oppose the ordinance. The Chairperson closed the public hearing at 11:40 a.m.

Resol. #2010-02/
CEQA on C.G.
Roxane Project

On a motion by Supervisor Cash and a second by Supervisor Fortney, Resolution No. 2010-02 entitled "A Resolution of the Board of Supervisors of the County of Inyo, State of California, Certifying and Adopting the Mitigated Negative Declaration of Environmental Impact concerning, and Making Certain Findings with Respect to and Approving, General Plan Amendment #2009-03/C.G. Roxane, Zone Reclassification #2009-05/C.G. Roxane and Conditional Use Permit #2009-06/C.C. Roxane" was approved: motion unanimously passed and adopted.

Planning/Ordinance
Adoption Schedule

Moved by Supervisor Cash and seconded by Supervisor Fortney to waive the first reading of the ordinance titled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2009-05/C.G. Roxane and Amending the Zoning Map of the County of Inyo by Rezoning a 2.38-acre site (APN 033-470-03), which is adjacent (on the south) to the Existing C.G. Roxane Water Bottling Plant Located South of Cartago, From Rural Residential (RR) to Light Industrial (M-2)" and schedule the enactment for 10:30 a.m., Tuesday, January 19, 2010, in the Board of supervisors Room at the County Administrative Center, in Independence. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 12th

Day of January 2010



Patricia Gunsolley
Patricia Gunsolley, Assistant

By:

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other Planning _____

DATE: January 18, 2010

WHEREAS, at a noticed public hearing December 2, 2009, the Planning Commission considered the Draft Mitigated Negative Declaration of Environmental Impact, report of staff, and all oral and written comments to date regarding this project; and

WHEREAS, following said public hearing the Planning Commission adopted a Resolution wherein it recommended that this Board of Supervisors:

- 1.) Adopt the Mitigated Negative Declaration of Environmental Impact and thereby certify that the requirements of the California Environmental Quality Act have been satisfied with respect to the General Plan Amendment and Zone Reclassification applications; and
- 2.) Approve the General Plan Amendment and Zone Reclassification applications.

WHEREAS, pursuant to that recommendation, this Board of Supervisors held a public hearing on January 12, 2010, and considered all written and oral testimony presented concerning the General Plan Amendment #2009-03/C.G. Roxane, Zone Reclassification #2009-05/C.G. Roxane, and Conditional Use Permit #2009-06/C.G. Roxane.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the January 12, 2010, hearing, including the Planning Department Staff Report and the Mitigated Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following findings regarding the Mitigated Negative Declaration:

- 1.) A Draft Mitigated Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and was completed in compliance with CEQA.
- 2.) The Mitigated Negative Declaration of Environmental Impact was reviewed and considered by this Board of Supervisors.
- 3.) The Mitigated Negative Declaration of Environmental Impact reflects the County's independent analysis and judgment.
- 4.) Together with the Initial Study, all comments received on the Mitigated Negative Declaration, the responses to those comments, and all other information in the record, the Negative Declaration shows that there is no substantial evidence that the project will have a significant effect on the environment.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby adopt the Mitigated Negative Declaration of Environmental Impact concerning General Plan Amendment #2009-03/C.G. Roxane, Zone Reclassification #2009-05/C.G. Roxane, and Conditional Use Permit #2009-06/C.G. Roxane.

- 6.) The proposed General Plan Amendment, Zone Reclassification and Conditional Use permit are necessary or desirable.
- 7.) Adopt the recommended Conditions of Approval and Mitigation and Monitoring Plan.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby approve General Plan Amendment #2009-03/C.G. Roxane.

BE IT FURTHER RESOLVED, that upon consideration of the written information and oral testimony received at said public hearings, including the Planning Commission Staff Report, and based upon the entirety of the record, this Board of Supervisors approves Conditional Use Permit #2009-06/C.G. Roxane, effective on the effective date of Zone Reclassification #2009-05/C.G. Roxane and subject to the following Conditions of Approval:

1. Hold Harmless: the applicant, landowner, and/or operator shall defend, indemnify and hold harmless Inyo County, its agents, officers and employees from any claim, action, or proceeding against the County, its advisory agencies, appeal boards, or its legislative body concerning General Plan Amendment #2009-03/C.G. Roxane, Zone Reclassification #2009-05/C.G. Roxane, and Conditional Use Permit #2009-06/C.G. Roxane or applicant's failure to comply with conditions of approval.
2. Compliance with County Code: the applicant shall comply with all applicable provisions of the Inyo County Code.
3. Cultural Resources: all ground disturbing activities shall be monitored by both an archaeological monitor and a Native American monitor, in accordance with the recommendation in the cultural survey prepared for the project (MACTEC, July 2009).

In addition, and similar to previous warehouse expansion projects for the plant, the project is also subject to the mitigation measures outlined in the 1995 Cultural Resources Management Plan (CRMP) that was prepared specifically for the bottling plant site. Specifically, Chapters 3.0 – 7.4.2 of the CRMP will serve as mitigation for cultural resource issues on the site.

4. Landscaping: landscaping, with automatic irrigation, shall be required on the western and southern sides of the proposed warehouse facility. A landscaping plan shall be submitted to, and approved by, Planning Department staff prior to any building permit approvals. The landscaping and irrigation shall be installed prior to issuance of the Certificate of Occupancy for the warehouse building.

In addition, and as part of landscaping efforts, all saltcedar plants existing on the property shall be removed, as recommended by Fish & Game staff.

In addition, modify existing landscaping to satisfaction of staff.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby approve General Plan Amendment #2009-03/C.G. Roxane. General Plan Amendment #2009-03/C.G. Roxane shall not take effect for thirty days after the date of this Resolution.

PASSED AND ADOPTED THIS 12th DAY OF JANUARY, 2010:

AYES: Supervisors Arcularius, Cash, Brown, Fortney and Cervantes

NOES: -0-

ABSTAIN: -0-

ABSENT: -0-

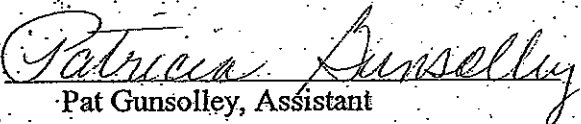


Richard Cervantes, Chairperson
Inyo County Board of Supervisors

ATTEST:

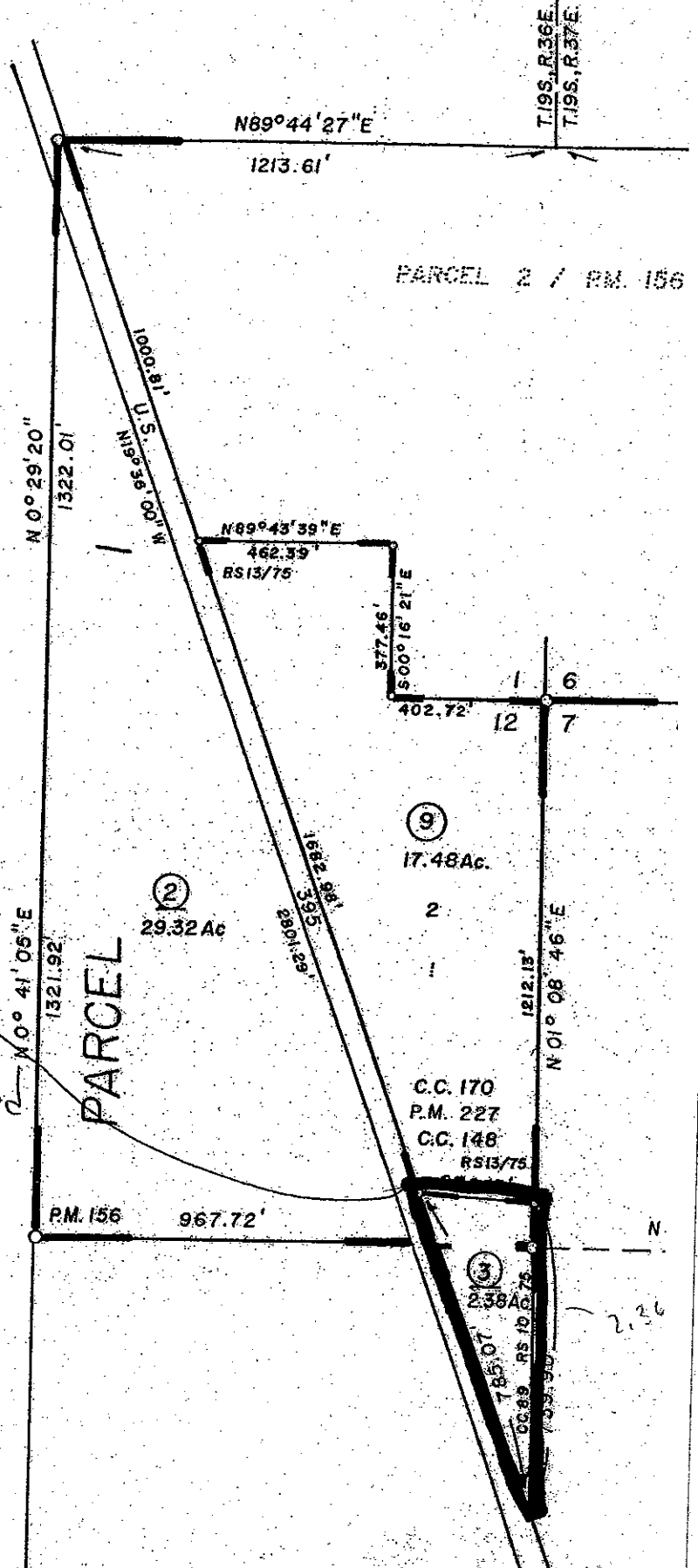
KEVIN CARUNCHIO
Clerk of the Board

By



Pat Gunsolley, Assistant

See 33-47
(attached)



In the Rooms of the Board of Supervisors
County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 28th day of April, 2009 an order was duly made and entered as follows:

Planning/Public
Hearing GPA and
ZR Ordinance
2009-02/Kemp

The Chairperson opened the public hearing at 10:45 a.m., on General Plan Amendment No. 2009-01 and an ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2009-02 (Kemp) and Amending the Zoning Map of the County of Inyo by Changing the Existing Zoning on Two Approximately 2.5-Acre Sites Adjacent to Indian Springs Drive (Portion of Existing Assessor Parcel Number 026-150-06) and an Approximately 3.01-Acre Site at the End of Hunter Road (Portion of Existing Assessor Parcel Number 026-150-08) from Open Space with a 40-Acre Minimum Parcel Size (OS-40) to Rural Residential with a 2.5-Acre Minimum Parcel Size (RR-2.5)" approving Zone Reclassification No. 2009-02 (Kemp). Mr. Josh Hart, Senior Planner, reviewed the staff report and recommendations. Mr. Andy Holmes of Triad Engineering addressed the Board to support the project and the Board's approval of the actions before them. There was no one further wishing to support or oppose this project. The Chairperson closed the public hearing at 10:55 a.m.

Resol #2009-16/
GPA 2009-
01/Kemp

On a motion by Supervisor Arcularius and a second by Supervisor Cash, Resolution No. 2009-16 was adopted, making certain findings with respect to General Plan Amendment No. 2009-01 and Zone Reclassification No. 2009-02, finding the project exempt from the California Environmental Quality Act (CEQA), and adopting General Plan Amendment No. 2009-01/Kemp: motion unanimously passed and adopted.

Planning/Z.R.
2009-02/Kemp

Moved by Supervisor Arcularius and seconded by Supervisor Cash to waive the first reading of the ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2009-02 (Kemp) and Amending the Zoning Map of the County of Inyo by Changing the Existing Zoning on Two Approximately 2.5-Acre Sites Adjacent to Indian Springs Drive (Portion of Existing Assessor Parcel Number 026-150-06) and an Approximately 3.01-Acre Site at the End of Hunter Road (Portion of Existing Assessor Parcel Number 026-150-08) from Open Space with a 40-Acre Minimum Parcel Size (OS-40) to Rural Residential with a 2.5-Acre Minimum Parcel Size (RR-2.5)" and schedule the enactment of the ordinance for 10:00 a.m., on May 5, 2009, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 28th

Day of APRIL 2009



Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC

Purchasing

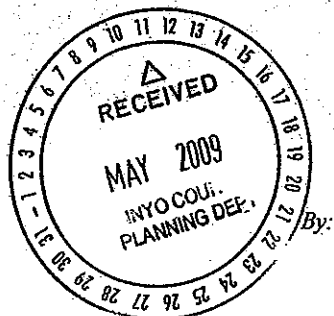
Personnel

Auditor

CAO

Other Planning

DATE: May 5, 2009



WHEREAS, the project relocates potential development near existing communities, protecting open space to the south, thereby furthering Land Use Element Goal LU-1 by creating opportunities for reasonable expansion of communities in a logical and contiguous manner that minimizes environmental impacts, minimizes public infrastructure and service costs, and furthering the Countywide economic development goals, and Policy Nos. LU-1.1 and LU-1.2, by encouraging community expansion in a logical and orderly manner and concentrating new growth within and contiguous to existing communities; and

WHEREAS, the project works to provide appropriate sites for housing, and furthers Housing Element Goal 2.0 to provide adequate sites for residential development, Goal 3.0 to encourage the adequate provision of housing by location, type, and price to meet existing and future needs of Inyo County residents, and Goal 4.0 to provide increased opportunities for home ownership; and

WHEREAS, by maintaining the viability of the Ranch, the project is consistent with Conservation/Open Space Element Goal AG-1 to provide and maintain a viable and diverse agricultural industry in the County, Goal WR-2 to protect and preserve water resources for the maintenance, enhancement, and restoration of environmental resources, and Goal Bio-1 to maintain and enhance biological diversity and health ecosystems throughout the County; and

WHEREAS, an amendment to the General Plan Land Use Diagram is in the public interest; and

WHEREAS, amendments to Zoning Map are necessary to implement the changes to the General Plan Land Use Diagram; and

WHEREAS, on March 25, 2009 following a public hearing the Planning Commission adopted a Resolution wherein it recommended that this Board of Supervisors find the following:

- 1.) The project is exempt from the requirements of CEQA; and
- 2.) Based on substantial evidence in the record, the proposed Zoning Reclassification and General Plan Amendment are consistent with the Goals and Policies of the Inyo County General Plan; and
- 3.) Based on substantial evidence in the record, the proposed Zoning Reclassification and General Plan Amendment are consistent with Title 18 (Zoning Ordinance) of the Inyo County Code; and

WHEREAS, pursuant to that recommendation, this Board of Supervisors held a public hearing on April 28, 2009, and considered all written and oral testimony presented concerning General Plan Amendment No. 2009-01 and Zone Reclassification No. 2009-02.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the April 28, 2009, hearing, including the Planning



AGENDA REQUEST FORM
BOARD OF SUPERVISORS
COUNTY OF INYO

For Clerk's Use Only:
AGENDA NUMBER

20

☐ Consent ☐ Departmental ☐ Correspondence Action ☒ Public Hearing
☒ Scheduled Time for 10:30 a.m. ☐ Closed Session ☐ Informational

FROM: Inyo County Planning Commission

FOR THE BOARD MEETING OF: April 28, 2009

SUBJECT: General Plan Amendment No. 2009-01 and Zone Reclassification No. 2009-02 (Kemp)

DEPARTMENTAL RECOMMENDATION:

(1) Hold a public hearing on General Plan Amendment No. 2009-01 and Zone Reclassification No. 2009-02 (Kemp); (2) Adopt the Resolution making certain findings with respect to General Plan Amendment No. 2009-01 and Zone Reclassification No. 2009-02, finding the project exempt from the California Environmental Quality Act (CEQA), and adopting General Plan Amendment No. 2009-01 (Kemp); (3) Waive the first reading of An Ordinance of the Board of Supervisors of the County of Inyo, State of California, approving Zone Reclassification No. 2009-02 (Kemp) and Amending the Zoning Map of the County of Inyo by Changing the Existing Zoning on Two Approximately 2.5-Acre Sites Adjacent to Indian Springs Drive (Portion of Existing Assessor Parcel Number 026-150-06) and an Approximately 3.01-Acre Site at the End of Hunter Road (Portion of Existing Assessor Parcel Number 026-150-08) from Open Space with a 40-Acre Minimum Parcel Size (OS-40) to Rural Residential with a 2.5-Acre Minimum Parcel Size (RR-2.5); and (4) Schedule adoption of the Ordinance for May 5, 2009.

SUMMARY DISCUSSION:

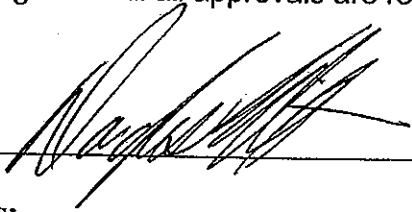
An applicant has submitted a Lot Line Adjustment (LLA) application to modify property boundaries on the Kemp/Lubken Ranch, and has requested amendments to the General Plan Land Use Diagram and Zoning Map so that the proposed parcels meet the minimum size requirements. A resolution to implement the General Plan Amendment is included in Attachment B and an ordinance to institute the zone change is included as Attachment C. The proposal is consistent with nearby land use, the General Plan, and the purposes and intent of the Zoning Code, as described in more detail in Attachment A.

One letter has been submitted to the County (refer to Attachment D) raising concerns about groundwater levels and surface water flows on the proposed relocated parcel at the south end of Hunter Road, and opines that it is unsuitable for a building site. In response, staff visited the site, and did not observe evidence of high ground water or surface water that might impede development. If such conditions become present, standard engineering techniques are available to allow for development, such as strengthened foundations, pilings, engineered alternative septic systems, and other readily available methods. An independent biologist has also submitted a memorandum indicating that the proposed LLA will not affect any biological resources of critical concern (refer to Attachment D).

The Planning Commission reviewed the proposal at its regular March 25, 2009 meeting, and unanimously recommended approval. One Commissioner inquired whether Hunter Road is private; Hunter Road is not a publicly maintained street, but an offer-to-dedicate does exist. In addition, one neighbor praised the lot

DEPARTMENT HEAD SIGNATURE:

(Not to be signed until all approvals are received)

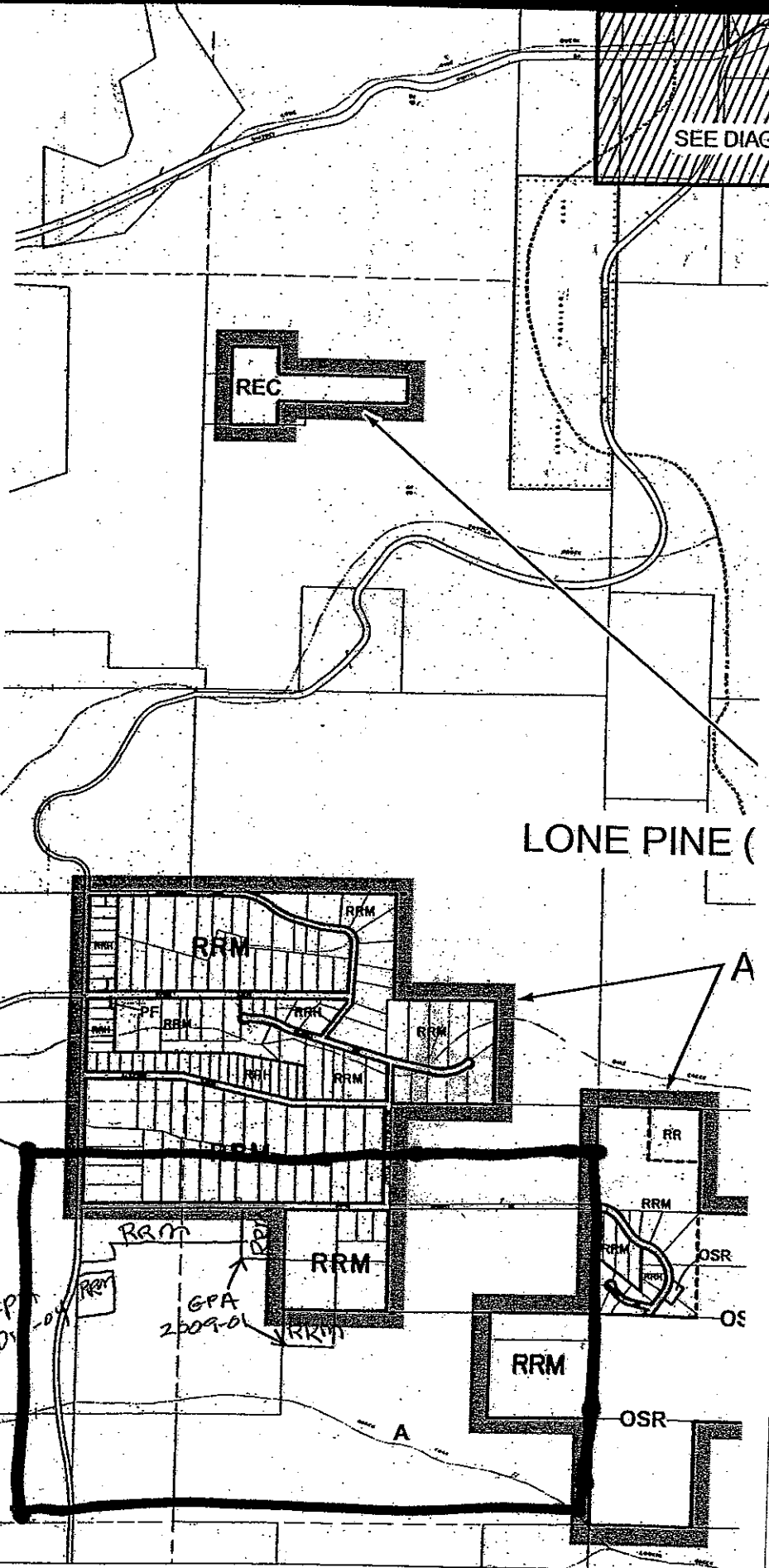
A handwritten signature in black ink, appearing to be "D. J. [unclear]", written over a horizontal line.

Date: 4-20-09

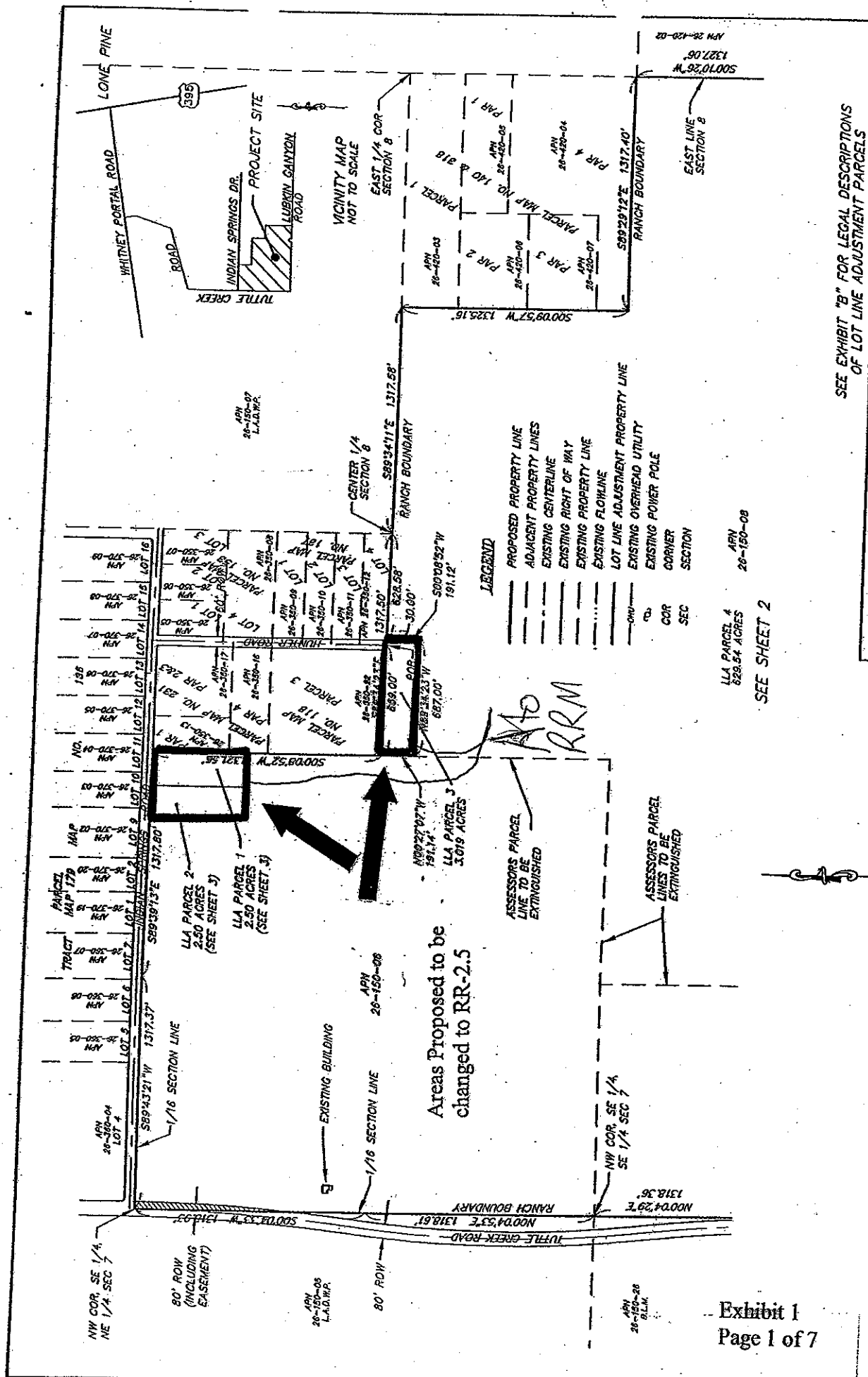
Attachments:

- A. Planning Commission Packet, dated March 25, 2009
- B. Board Resolution
- C. Ordinance to amend the County's Zoning Map
- D. Correspondence

Lone Pine (South Portion) and Alabama Hills



See
Exhibit "1"
(attached)



SEE EXHIBIT "B" FOR LEGAL DESCRIPTIONS OF LOT LINE ADJUSTMENT PARCELS

LOT LINE ADJUSTMENT NO. 2008-01

UNINCORPORATED TERRITORY OF INYO COUNTY, CALIFORNIA

SECTIONS 7, 8, 17, AND 18 T16S R36E

RECORDING INFORMATION

CS 04-0481 UN200801.DWG

INTEGRATED ASSOCIATES

SCALE: 1"=500'

SHIT 1 OF 3

In the Rooms of the Board of Supervisors
County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 27th day of JANUARY, 2009 an order was duly made and entered as follows:

Resol. #2009-04/
G.P. Amend 2008-
01/Hinds

On a motion by Supervisor Fortney and a second by Supervisor Arcularius, Resolution No. 2009-04 was approved implementing General Plan Amendment #2008-01/Hinds regarding a 70-acre site located immediately adjacent to Glacier Lodge Road, approximately seven miles west of Big Pine (APN 018-280-25); motion unanimously passed and adopted.

Ord. 1141/Zone
Reclass 2008-2/
Hinds

On a motion by Supervisor Fortney and a second by Supervisor Arcularius, Ordinance 1141 approving Zone Reclassification #2008-2/Hinds, entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2008-02/Hinds and Amending the Zoning Map of the County of Inyo by Changing Existing Zoning on a 70.71-Acre Site Adjacent to Glacier Lodge Road (APN 018-280-25) From Commercial Recreation (C-5) (Approximately 30 Acres on the Western Half of the Parcel), Rural Residential (RR) Five-Acre Minimum Lot Size (approximately 30 Acres in the middle of the Parcel) and Rural Residential (RR), 2.5-Acre Minimum Lot size (approximately 10 acres on the far Eastern end of the parcel) to Commercial Recreation (C-5) for Parcel 1 (20.60 acres) and Rural Residential (RR), Five-Acre minimum lot size for parcels 2-4 (50.28 acres) was enacted: motion unanimously passed and adopted.

Planning/Tentative
Parcel Map
#384/ Hinds

Moved by Supervisor Fortney and seconded by Supervisor Arcularius to approve Tentative Parcel Map #384/Hinds regarding a 70-acre site located immediately adjacent to Glacier Lodge Road, approximately seven miles west of Big Pine (APN 018-280-25). Motion carried unanimously.

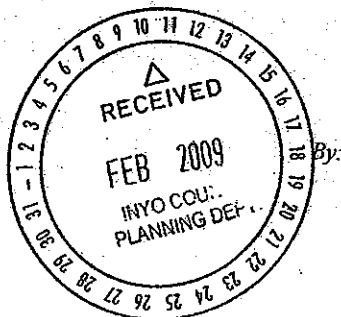
WITNESS my hand and the seal of said Board this 27th

Day of JANUARY 2009



Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing	
CC	
Purchasing	
Personnel	
Auditor	
CAO	
Other <u>Planning</u>	
DATE: February 4, 2009	



- The adoption of the Resolution implementing General Plan Amendment #2008-01/Hinds; and
- The enactment of the Ordinance approving Zone Reclassification #2008-02/Hinds; and
- The approval of Tentative Parcel Map #384/Hinds

Staff is here to present this planning item and recommend the above actions by your Board.

ALTERNATIVES:

Do NOT enact the proposed Ordinance, nor approve the Resolution or Parcel Map. This would prevent the property from being subdivided.

OTHER AGENCY INVOLVEMENT:

None.

FINANCING:

No direct impact.

APPROVALS

COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS (Must be reviewed and approved by county counsel prior to submission to the board clerk.) <i>Bill YES 1-14-09</i>
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.)

DEPARTMENT HEAD SIGNATURE:

(Not to be signed until all approvals are received)

Michael E. [Signature]

Date: *1/14/09*

Attachments: Proposed Ordinance and Resolution

Act have been satisfied with respect to the General Plan Amendment and Zone Reclassification applications; and

- 2.) Approve the General Plan Amendment and Zone Reclassification applications; and
- 3.) Approve Tentative Parcel Map #383/Hinds.

WHEREAS, pursuant to that recommendation, this Board of Supervisors held a public hearing on January 20, 2009, and considered all written and oral testimony presented concerning the Hinds General Plan Amendment and Zone Reclassification applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the January 20, 2009, hearing, including the Planning Department Staff Report and the Mitigated Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following findings regarding the Mitigated Negative Declaration:

- 1.) A Draft Mitigated Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and was completed in compliance with CEQA.
- 2.) The Mitigated Negative Declaration of Environmental Impact was reviewed and considered by this Board of Supervisors.
- 3.) The Mitigated Negative Declaration of Environmental Impact reflects the County's independent analysis and judgment.
- 4.) Together with the Initial Study, all comments received on the Negative Declaration, the responses to those comments, and all other information in the record, the Negative Declaration shows that there is no substantial evidence that the project will have a significant effect on the environment, as mitigated.
- 5.) Appropriate mitigation is included in the conditions of approval for this project.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby adopt the Mitigated Negative Declaration of Environmental Impact concerning General Plan Amendment No. 2008-01/Hinds, Rezone No. 2008-02/Hinds and Tentative Parcel Map #383/Hinds.

BE IT FURTHER RESOLVED that, based on all of the written and oral comment and input received at the January 20, 2009, hearing, including the Planning Department Staff Report and the Mitigated Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following findings regarding the proposed General Plan Amendment and Tentative Parcel Map #384/Hinds:

of the Parcel Map. Any CC&R recording information shall be placed on a parcel map attachment sheet.

5. Offer dedication to the Inyo County Public Works Department of a 60-foot right-of-way for Glacier Lodge Road, and a 40-foot right-of-way for Hinds Road.
6. Emergency Vehicle Access Signage shall be installed to the satisfaction of CDF.
7. Compliance with fire protection measures to the satisfaction of the California Department of Forestry (CDF), with support of the County Fire Marshall. Each newly constructed home shall provide a 2500-gallon capacity emergency water system storage tank. This emergency water storage requirement shall be noted on a parcel map attachment sheet.
8. Snow Avalanche Hazard Overlay (SAHO) boundary. This boundary shall be delineated on the Final Parcel Map.
9. The Parcel Map shall be in substantial conformance with the approved tentative map and shall be filed within two years from the date of approval of the tentative map by the Planning Commission, unless a request for an extension is received and approved prior to the expiration date.

BE IT FURTHER RESOLVED, that this Board of Supervisors hereby approves Tentative Parcel Map #384/Hinds subject to the foregoing Conditions of Approval.

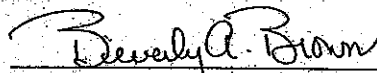
PASSED AND ADOPTED THIS 27th DAY OF JANUARY, 2009:

AYES: Supervisors Arcularius, Cash, Brown, Fortney and Cervantes

NOES: -0-

ABSTAIN: -0-

ABSENT: -0-



Beverly Brown, Chairperson
Inyo County Board of Supervisors

ATTEST:

KEVIN CARUNCHIO
Clerk of the Board

By 
Pat Gunsolley, Assistant

ORDINANCE NO. 1141

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, APPROVING ZONE RECLASSIFICATION No. 2008-02/HINDS AND AMENDING THE ZONING MAP OF THE COUNTY OF INYO BY CHANGING THE EXISTING ZONING ON A 70.71-ACRE SITE ADJACENT TO GLACIER LODGE ROAD (APN 018-280-25) FROM COMMERCIAL RECREATION (C-5) (APPROXIMATELY 30 ACRES ON THE WESTERN HALF OF THE PARCEL), RURAL RESIDENTIAL (RR), FIVE-ACRE MINIMUM LOT SIZE (APPROXIMATELY 30 ACRES IN THE MIDDLE OF THE PARCEL) AND RURAL RESIDENTIAL (RR), 2.5-ACRE MINIMUM LOT SIZE (APPROXIMATELY 10 ACRES ON THE FAR EASTERN END OF THE PARCEL) TO COMMERCIAL RECREATION (C-5) FOR PARCEL 1 (20.60 ACRES) AND RURAL RESIDENTIAL (RR), FIVE-ACRE MINIMUM LOT SIZE FOR PARCELS 2-4 (50.28 ACRES)

The Board of Supervisors of the County of Inyo ordains as follows:

SECTION I: AUTHORITY

This Ordinance is enacted pursuant to the police power of the Board and Sections 18.81.310 and 18.81.350 of the Inyo County Code, which establish the procedure for the Board of Supervisors to enact changes to the Zoning Ordinance of the County, set forth in Title 18 of said code. The Board of Supervisors is authorized to adopt zoning ordinances by Government Code Section 65850 et seq.

SECTION II: FINDINGS

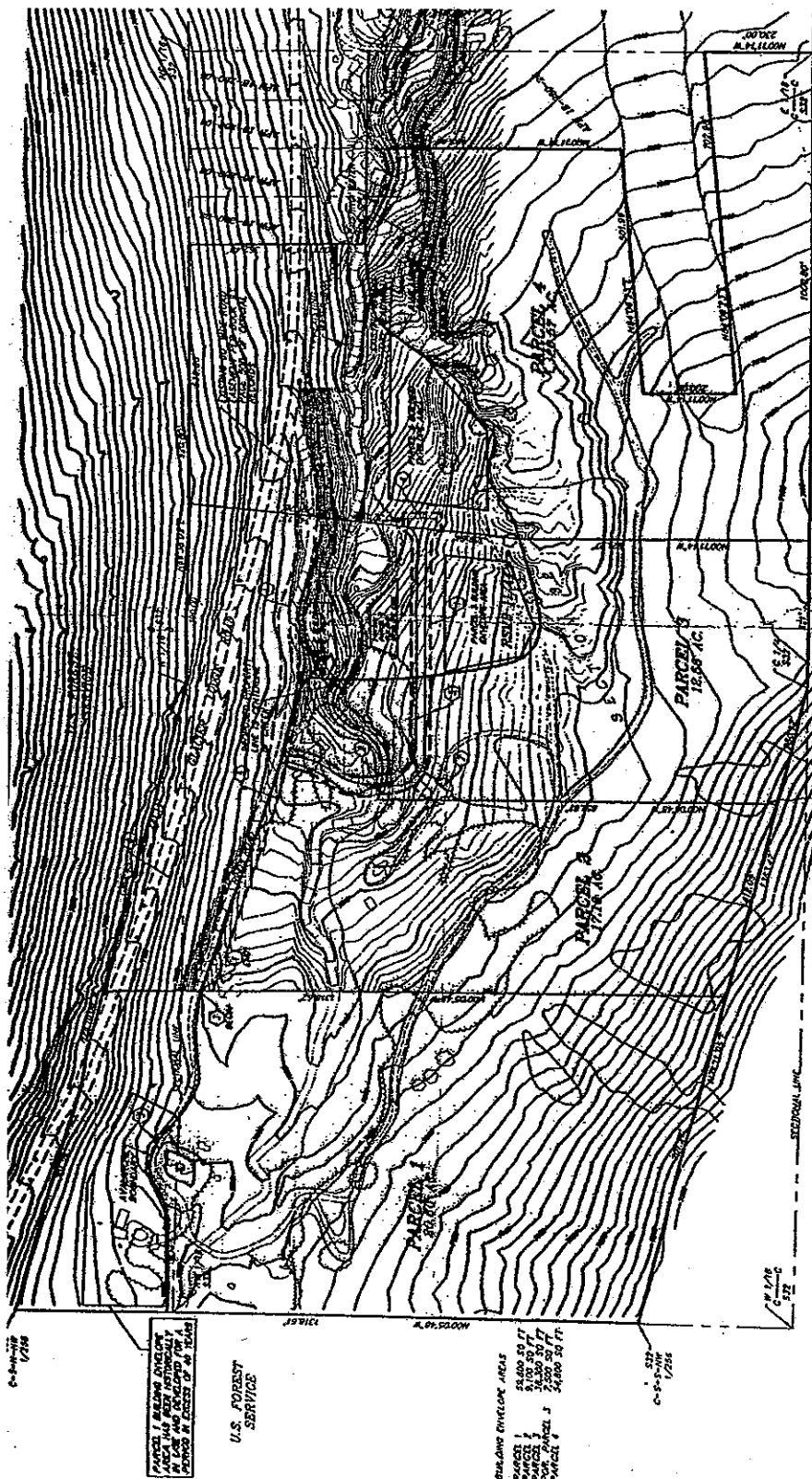
The Zone Reclassification is consistent with the goals, policies, and implementation measures in the adopted 2001 Inyo County General Plan, including the "Resort/Recreational (REC)" and "Residential Estate (RE)" designation, which are the current General Plan Land Use designations for the subject property. The proposed actions will act to further the orderly growth and development of the County.

SECTION III: ZONING MAP OF THE COUNTY OF INYO AMENDED

The Zoning Map of the County of Inyo as adopted by Section 18.81.390 of the Inyo County Code is hereby amended so that the zoning on Parcel 1 as described in Attachment A to this Ordinance is changed to Commercial Recreation (C-5), and the zoning on Parcels 2-4 as described in Attachment A to this Ordinance are changed to Rural Residential (RR), five-acre minimum lot size.

SECTION IV: EFFECTIVE DATE

This Ordinance shall take effect and be in full force and effect, thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption hereof, this Ordinance shall be published as required by Government Code Section 25124. The Clerk of the Board is hereby instructed and ordered to so publish this Ordinance together with the names of the Board members voting for and against same.



LEGEND:

- PROPERTY LINE
- EDGE OF PAVEMENT?
- MAJOR CONTOUR LINE, 5' INTERVAL
- MINOR CONTOUR LINE, 1' INTERVAL

THE PROJECT

Very many

VICINITY MAP:
NOT TO SCALE

NOT TO SCALE

DESIGN NOTES:

ACCESSIONS PARCEL NO: 18-280-25
GROSS SITE AREA: 70.82 ACRES
EXISTING ZONING: C-5 COMMERCIAL
PROPOSED ZONING: PARCELS 2-4 TO
EXISTING LAND USE DESIGNATION: RETAIL
PROPOSED LAND USE: MICROFILM ARCHIVE
WATER SUPPLY: MICROFILM FILLS
SEWER: OVERSIZED MICROFILM ARCHIVE
ELECTRICITY: MICROFILM POWER G
TELEPHONE: NONE
FIRE PROTECTION: BIG PINE FIRE DEPT

LEGAL DESCRIPTION

PORTIONS OF THE NORTHEAST CORNER AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8, RANGE 23 EAST, CALOUM COUNTY OF NORTHERN CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE BUREAU OF LAND MANAGEMENT STRINGS, 200-1000.

BOUNDARY INFORMATION

BOUNDARY INFORMATION PER RECORD OF SURVEY.
 MAP SHOW 11, PAGE 11

NOTE: TELEGRAPHIC INFORMATION FOR ADMIRAL SURVEY DATED NOVEMBER 21 2006

W002 YS ROSENKOW DELVO 13MHS
DURLEY DATED NOVEMBER 23 2004.

U.S. FOREST SERVICE

ACCESSORY PARCEL NO. 18-260-25
CROSS SITE AREA 70.15 ACRES
CROSS SITE AREA 10.00 ACRES
PROPOSED ZONING RESIDENTIAL (R-4S)
EXISTING LAND USE RECREATION
PROPOSED LAND USE RECREATION, RESIDENTIAL (R-4S)
UTILITY SUPPLY, INDUSTRIAL WELLS
ELECTRICITY, TELEPHONE, CABLE, SEWING AND CLOTHING SYSTEMS
TELEVISION, TELEPHONE, CABLE, SEWING AND CLOTHING SYSTEMS
FOR PROTECTION, THE FINE PINE DEPARTMENT

08/21/15

ANDREW K. HOLMES
210 WEST LAF STREET, STE. E
PASADENA, CALIFORNIA 92355
(714) 471-1553

RECORD OWNER & SUBDIVIDER

STEVE MOS
11125 E. ADELIA DRIVE
LONG BEACH, CA 90807
PHONE NO (562) 265-2850

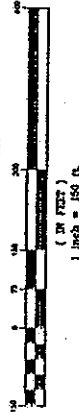
CONSTRUCTION NOTES:

1. PROPOSED 18" WIDE ROAD PER CIP STANDARDS (SECTION 1721.10).
2. CONSTRUCT 12" WIDE ONE-WAY DRIVE DRIVE WITH TURNOUTS EACH END PER CIP STANDARDS (SECTION 1723.07)(C).
3. 18" WIDE DRIVEWAY PER CIP STANDARDS (SECTION 1721.10).
4. CONSTRUCT HATCHHEAD "T" TURNAROUND PER CIP STANDARDS (SECTION 1721.10).
5. PROPOSED 40" WIDE PRIVATE ROADWAY CASADYDT.
6. PROPOSED 60" WIDE DRIVE ADDITION TO WIND COUNTY.
7. PROPOSED 40" WIDE PRIVATE ROADWAY EASTWOOD RD.

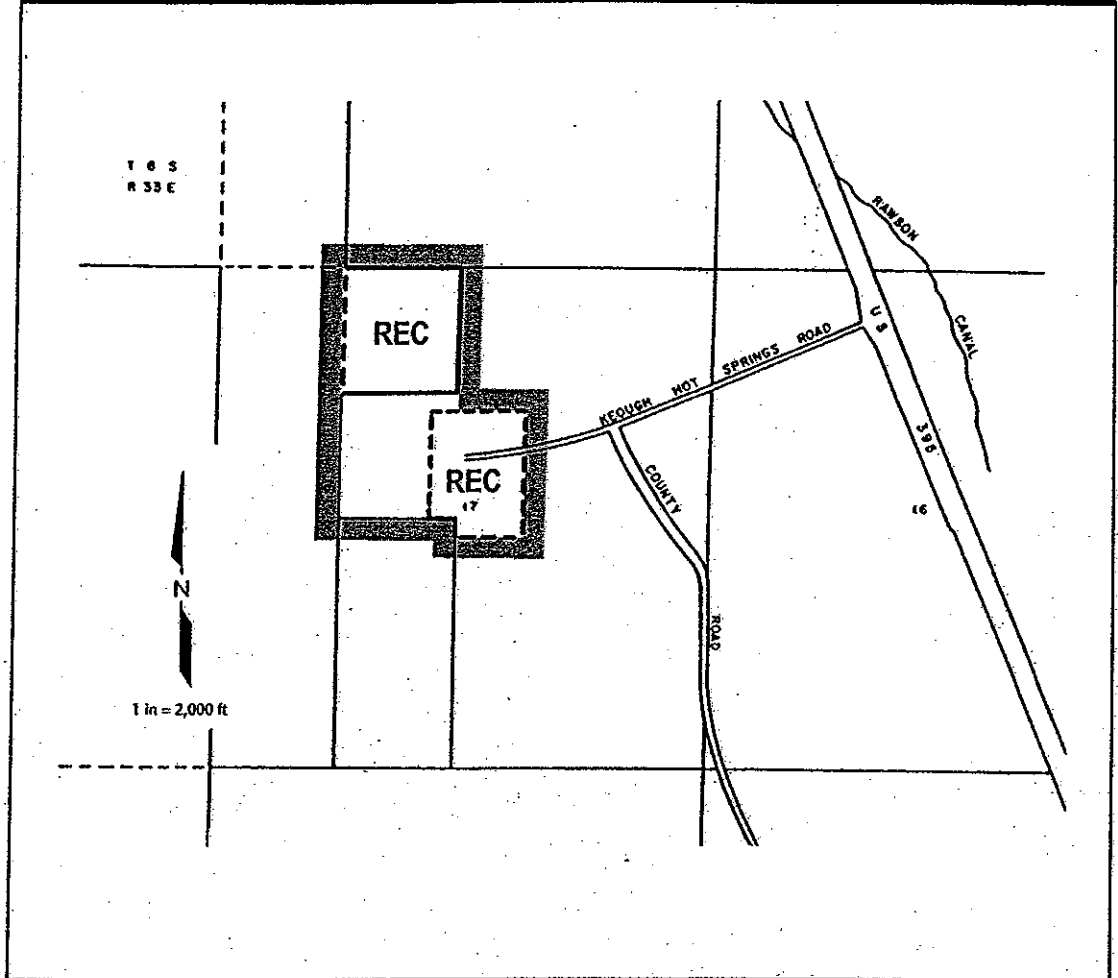
ESSENTIAL NOTES:

- [illegible]

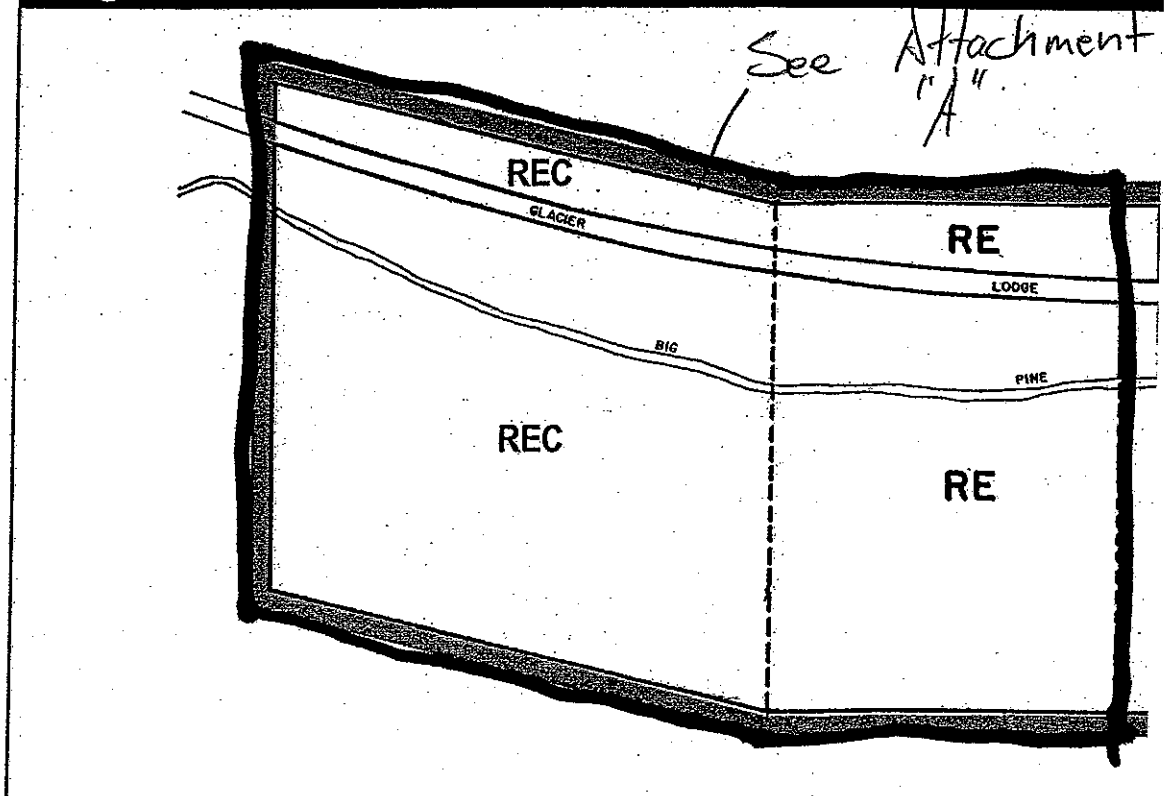
GRAPHIC SCALE

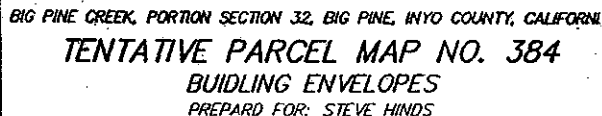


Keough Hot Springs



Sage Flat





In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 25th day of JULY, 2006 an order was duly made and entered as follows:

Planning/GPA
and Zone
Reclass on 17.9
Independence
Land Release
Property

The Chairperson opened the public hearing at 11:07 a.m. on the following actions, for a 17.9-acre site (Lots 31 & 32 of APN 02-160-04) located adjacent to, and immediately north of, Mazourka Canyon Road, Independence: (1) A General Plan Amendment to change the General Plan designation from Residential Estate (RE), one dwelling unit per five acres & Light Industrial (LI) to Residential Rural High Density (RRH), one dwelling unit one acre (15.9 acres of site) & Light Industrial (LI) (2 acres of site) and (2) A proposed ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2005-07/LADWP and Amending the Zoning Map of the County of Inyo by Reclassifying a 17.9-acre Site Located Adjacent to, and Immediately North of, Mazourka Canyon Road in Independence (APN 02-160-04, Lots 31 & 32) from Light Industrial (M-2), 2.5-acre Minimum Lot Size with Precise Plan Overlay to Rural Residential (RR), 1.0-acre Minimum Lot Size (15.9 acres of site) and Light Industrial (M-2), 2-acre Minimum Lot Size (2 acres of site)." Ms. Tanda Gretz, Associate Planner, reviewed the Staff report and recommendations. There was no one from the public wishing to address this issue. The Chairperson closed the public hearing at 11:16 a.m.

Resol. #2006-
44/ GPA 2005-
05 CEQA Cert.

On a motion by Supervisor Bilyeu and a second by Supervisor Williams, Resolution No. 2006-44 was adopted, approving General Plan Amendment #2005-05/LADWP and certifying that the requirements of the California Environmental Quality Act (CEQA) have been met: motion unanimously passed and adopted.

Planning/Zone
Reclass 2005-
07

Moved by Supervisor Bilyeu and seconded by Supervisor Williams to waive the first reading of the ordinance approving Zone Reclassification #2005-07/LADWP and schedule the enactment for 10:00 a.m., Tuesday, August 1, 2006, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously.



WITNESS my hand and the seal of said Board this 25th

Days of JULY 2006



RONALD JULIFF
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing	_____
CC	_____
Purchasing	_____
Personnel	_____
Auditor	_____
CAO	_____
Other Planning	_____
DATE	_____

WHEREAS, pursuant to that recommendation, this Board of Supervisors held a public hearing on July 25, 2006 and considered all written and oral testimony presented concerning the LADWP General Plan Amendment and Zone Reclassification applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the July 25, 2006 hearing, including the Planning Department Staff Report and the Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following Findings:

- 1.) A Draft Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and reflects the County's independent analysis and judgment. Together with the Initial Study, all comments received on the Negative Declaration, the responses to those comments, and all other information in the record, the Negative Declaration shows that there is no substantial evidence that the project will have a significant effect on the environment, as mitigated.
- 2.) Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with the Goals and Policies of the Inyo County General Plan.
- 3.) Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with Title 18 (Zoning Ordinance).
- 4.) The proposed use is properly related to other uses and transportation and service facilities in the vicinity.
- 5.) The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.
- 6.) The proposed use is necessary or desirable.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby adopt the Negative Declaration of Environmental Impact concerning General Plan Amendment No. 2005-05/LADWP and Rezone No. 2005-07/LADWP.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby approve General Plan Amendment No. 2005-05/LADWP. The General Plan designation for Parcel A as described in Attachment A is changed to Light Industrial (LI), 2 acre minimum lot size (2 acres) and the General Plan designation for Parcel B as described in Attachment A is changed to Residential Rural High Density (RRH), 1 dwelling unit per acre (15.9 acres).

Exhibit "A"

Parcel B

Lots 31 and 32 as shown on Record of Survey No. 05-007, in the southeast quarter of Section 17, Township 13 South, Range 35 East, Mt. Diablo Meridian, in the unincorporated territory of the County of Inyo, State of California, on file in Book 16, page 35, in the office of the County Recorder of said County.

EXCEPTING therefrom the following described parcel:

COMMENCING at the southwesterly corner of Lot 31, as shown on Record of Survey No. 05-007 on file in Book 16, page 35, in the office of the Inyo County Recorder, marked by a 2-inch Iron Pipe with Tag LS 7894, and being the TRUE POINT OF BEGINNING; thence North 26°33'52" West, along the westerly line, and to the northwesterly corner of said Lot 31, 502.06 feet, marked by a 2-inch Iron Pipe with Tag LS 7894; thence North 63°28'45" East, along the northerly line of said Lot 31, 160.83 feet; thence South 26°33'52" East, parallel with the westerly line of said Lot 31, 581.33 feet to the southerly line Lot 31; thence South 88°42'31" West, along the southerly line of Lot 31, 179.36 feet to the POINT OF BEGINNING.

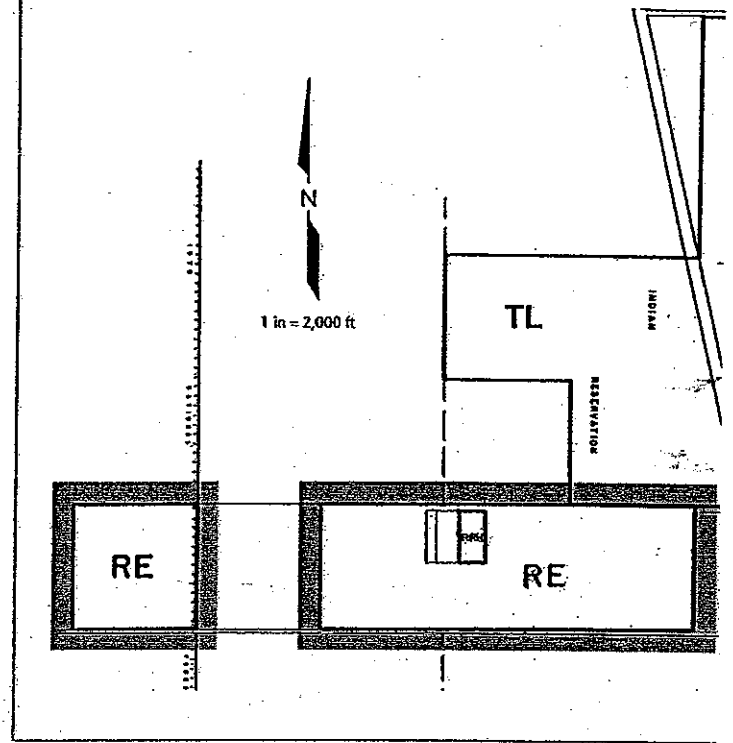
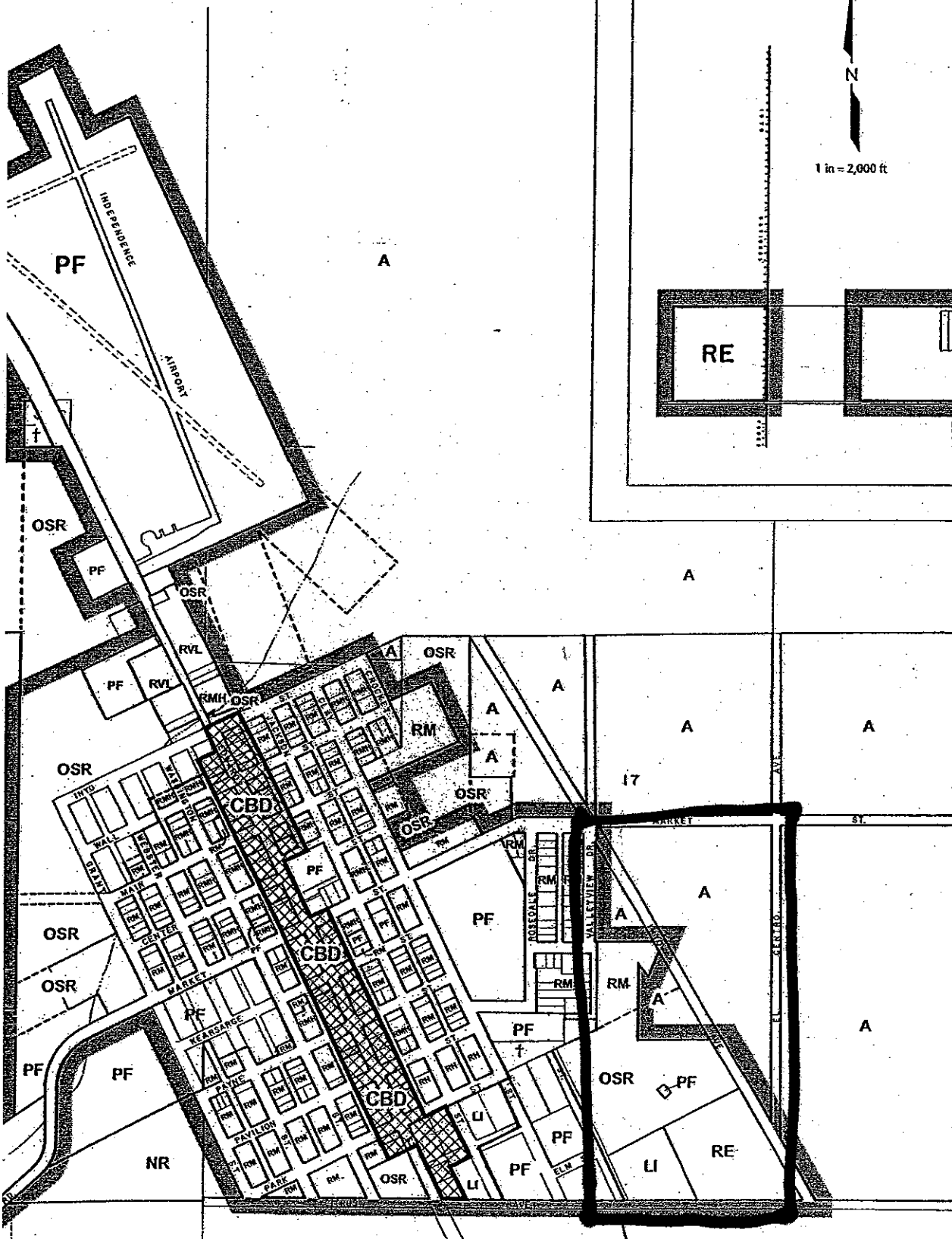
Containing 15.904 acres, more or less.

SUBJECT TO any and all agreements, covenants, conditions, easements, restrictions, reservations, rights-of-way, and other matters of record.

END OF DESCRIPTION



Fort Independence



NOTE:

The Independence East Mitigation Project identifies Ground Water Manager mitigation measure by its water gathering operation (1991 EIR.)

In regard to such project final EIR) states that:

No enhancement/mitigation measure modified or discontinued CEQA; and unless t

1. The enhancement continue to red project to a level
2. A new mitigation reduce the level which is le

Because the Independence adopted as a mitigation modification or discontinued approval of the Board of Los Angeles ("LADWP E modification or discontinued have to comply with CE made by the standing (substitute) mitigation m

It should be noted that Plan allows implementation Project. The adoption of and General Plan Update described above, nor do the Independence East discontinued. Such a with the procedures des

See 02-16
(attached)

R.35E., M.D.B. & M.

TAX RATE AREA
57-002 57-007

$$1'' = 200'$$

02-16

RE and
LI to RH

(BK.22)

Remain
LI

S U B D.

⑦ CITY
00Ac.

Assessor's Map Bk. 02 Pg. 16
ED FOR County of Inyo, Calif.

1950 04-22-08
09-26-06

NOTE: 1. THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 21st day of *NOVEMBER*, 2005 an order was duly made and entered as follows:

Planning/GPA
#2005-04/
LADWP

The Chairperson opened the public hearing at 4:40 p.m., on recommended actions for a 2.63 acre site located on Sunland Reservation Road, between the Bishop Community Landfill and Eastern Sierra Propane (within APN 13-020-07) as follows: (a) General Plan Amendment 2005-04/LADWP to change the General Plan designation of the site from "Public Service Facility (PF)" to "General Industrial (GI)"; and (b) an ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo State of California Approving Zone Reclassification #2005-01/LADWP and Amending Title 18 of the Inyo County Code, the Inyo County Zoning Ordinance, by Reclassifying the Site from Public (P) to General Industrial & Extractive (M-1). Ms. Tanda Gretz, Associate Planner, reviewed the Staff Report and recommendations and at the conclusion of her presentation, she requested that the Staff Report and all attachments be entered into the record and it was marked Exhibit A. Supervisor Arcularius expressed her concern with the possibility of lighting intrusion and requested that the Applicant be cognizant of lighting concerns. There being no further comments, the Chairperson closed the public hearing at 4:50 p.m.

Resol. #2005-60/
GPA 2005-04/
LADWP

On a motion by Supervisor Arcularius and a second by Supervisor Bilyeu, Resolution No. 2005-60 was adopted, approving General Plan Amendment #2005-04/LADWP; Rezone #2005-01/LADWP; and Certify that the Requirements of the California Environmental Quality Act (CEQA) have been met; motion unanimously passed and adopted.

Moved by Supervisor Arcularius and seconded by Supervisor Bilyeu to waive the first reading of the ordinance and schedule the enactment for 10:00 a.m., Tuesday, December 13, 2005, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 21st

Days of NOVEMBER 2005



RONALD JULIFF
Clerk of the Board of Supervisors

By Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing
CC
Purchasing
Personnel
Auditor
CAO
Other Planning
DATE: November 30, 2005

applications; and 2) approve the LADWP General Plan Amendment and Zone Reclassification applications; and

WHEREAS, pursuant to that recommendation this Board of Supervisors held a public hearing on November 21, 2005 and considered all written and oral testimony presented concerning the LADWP General Plan and Zone Reclassification applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the November 21, 2005 hearing, including the Planning Department Staff Report and the Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following findings:

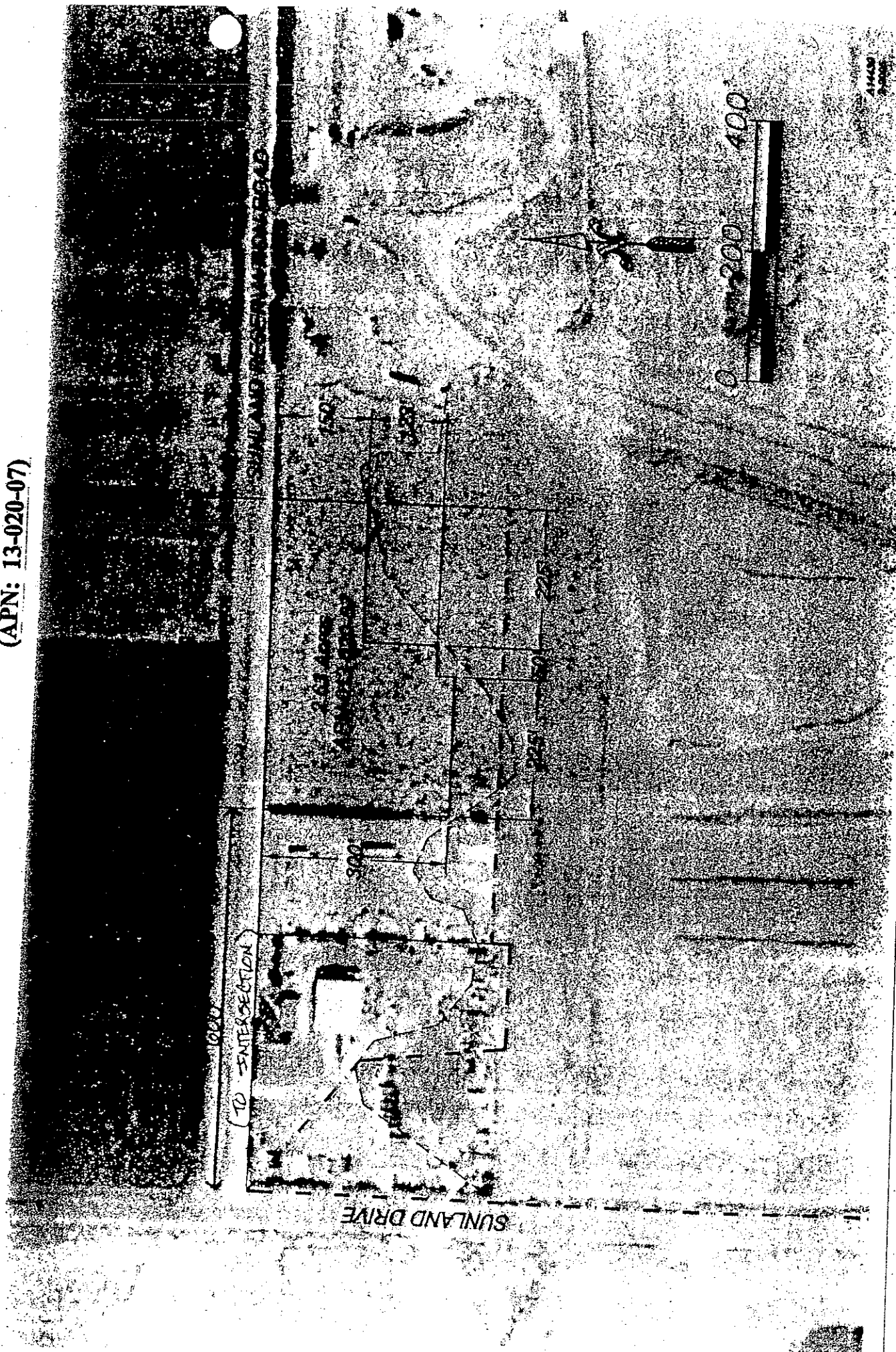
- 1.) The Draft Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and reflects the County's independent analysis and judgment and, together with the Initial Study, all comments received on the Negative Declaration, the responses to those comments, and all other information in the record, the Negative Declaration shows that there is no substantial evidence that the project will have a significant effect on the environment.
- 2.) Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with the Goals and Policies of the Inyo County General Plan.
- 3.) Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with Title 18 (Zoning Ordinance) and Title 16 (Subdivisions) of the Inyo County Code.
- 4.) The project site is extensively disturbed (already developed) and will not result in the loss of native vegetation or wildlife habitat. Therefore, this project will have a "de minimus" impact on wildlife resources as outlined in the California Department of Fish and Game Code Section 711.4.
- 5.) The proposed use is properly related to other uses and transportation and service facilities in the vicinity.
- 6.) The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.
- 7.) The proposed use is necessary or desirable.

BE IT FURTHER RESOLVED, that this Board adopts the following Conditions of Approval for the proposed project:

- 1.) Only non-combustible items may be stored within 21 feet of the western boundary of the site. Heavy commercial vehicles are considered non-combustibles, while RV and boats are considered combustibles. This condition will achieve a 75-foot setback of any combustible items from

ATTACHMENT A

LADWP SITE PLAN: EXTERIOR STORAGE SITE
(APN: 13-020-07)



SEE DIAGRAM 7,
WEST BISHOP

CITY OF
BISHOP

SEE DIAGRAM 8,
EAST BISHOP

RMH

Schober Lane

REC

OSR

Sunland Lane

Sunland Res. Road

NR

GI

PF

Highway 395

PF to GI

A

A

A

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 21st day of *NOVEMBER, 2005* an order was duly made and entered as follows:

Planning/
GPA #2005-
04/Fortney

The Chairperson opened the public hearing at 10:30 a.m., on General Plan Amendment No. 2005-08/Fortney (to be re-numbered to 2005-04 by this action), Specific Plan No. 2004-01/Fortney and a proposed ordinance approving Zone Reclassification #2004-07/Fortney. Ms. Adena Fansler, Assistant Planner, reviewed the Staff Report and recommendations. At the conclusion of her remarks, Ms. Fansler requested that the Staff Report and all the attachments be entered into the record and they were marked Exhibit A. As a result of a question from the Board regarding the Planning Commission's change to allow for advertising of this project, as required by California Code, which was not reflected in the information presented for the Board's consideration, the Chairperson recessed the public hearing at 10:35 a.m., with direction to Staff to correct the Specific Plan covering this project and return later in the day to continue the hearing.

Resol.
#2005-59/
GPA
#2005-04/
Fortney

The Chairperson reopened the public hearing at 4:30 p.m., to consider General Plan Amendment No. 2005-08/Fortney (to be re-numbered to 2005-04 by this action), Specific Plan No. 2004-01/Fortney and a proposed ordinance approving Zone Reclassification #2004-07/Fortney. Staff presented the Board with an amended Site Plan, which changed Condition #2 to allow signage as required by State law and it was marked Exhibit B. The Chairperson closed the public hearing at 4:35 p.m.

On a motion by Supervisor Bilyeu and a second by Supervisor Cash, Resolution No. 2005-59 entitled "A Resolution of the Board of Supervisors, County of Inyo, State of California, Adopting and Certifying the Negative Declaration of Environmental Impact Prepared Pursuant to the California Environmental Quality Act for General Plan Amendment No. 2005-04/Fortney, Specific Plan No. 2004-01/Fortney and Zone Reclassification No. 2004-07/Fortney and Approving General Plan Amendment No. 2005-04/Fortney and Specific Plan No. 2004-01/Fortney," which also amends the Land Use Element of the Inyo County General Plan by re-designating ½-acre of the 9.2 acre property located at 150 Tinnemaha in the community of Aberdeen from "Resort/Recreational" to "Retail Commercial" and establishes a Specific Plan covering the ½-acre and allowing for signage as required by law, was adopted: motion unanimously passed and adopted.

Moved by Supervisor Bilyeu and seconded by Supervisor Cash to waive the first reading of an ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2004-07/Fortney and Amending the Zoning Map of Inyo County, by Reclassifying a ½-acre Parcel in the Community of Aberdeen from Commercial Recreation, 5.0-Acre Minimum (C-5-5.0) to Highway, Services and Tourist Commercial, 0.5-Acre Minimum (C-2-0.5)," and schedule the enactment of the Ordinance for 10:00 a.m., Tuesday, December 13, 2005, in the Board of Supervisors Room, at the County Administrative Center in Independence. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 21st

Days of NOVEMBER 2005



RONALD JULIFF
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other Planning _____

DATE: November 30, 2005

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the information in the record and the recommendation of the Inyo County Planning Commission, this Board takes the following actions:

1. Based upon the Initial Study, Environmental Checklist and Draft Negative Declaration of Environmental Impact for General Plan Amendment No. 2005-04/Fortney; Specific Plan No. 2004-01/Fortney; and Zone Reclassification No. 2004-07/Fortney, and all oral and written comments received, this Board adopts the Negative Declaration and certifies that the requirements of CEQA have been satisfied with respect to those three applications.
2. Finds that General Plan Amendment No. 2005-04/Fortney and Specific Plan No. 2004-01/Fortney is compatible with land use designations on adjacent properties and is consistent with and not in conflict with any provision of the Inyo County General Plan.
3. Finds that General Plan Amendment No. 2005-04/Fortney and Specific Plan No. 2004-01/Fortney is desirable and in the overall public interest.
4. Amends the Inyo County General Plan Land Use Element by amending the land use designation of that property identified on Exhibit A to this Resolution from "Resort/Recreational" to "Retail Commercial" and adopting the attached Specific Plan as amended by the Planning Commission ("Exhibit Map B").

BE IT FURTHER RESOLVED, that the General Plan amendments approved hereby shall become effective thirty days after the adoption of this Resolution.


PASSED AND ADOPTED THIS 21th DAY OF NOVEMBER, 2005

AYES: Supervisors Arcularius, Cash, Williams, Bilyeu and Cervantes

NOES: -0-

ABSTAIN: -0-

ABSENT: -0-



Ted Williams, Chair
Inyo County Board of Supervisors

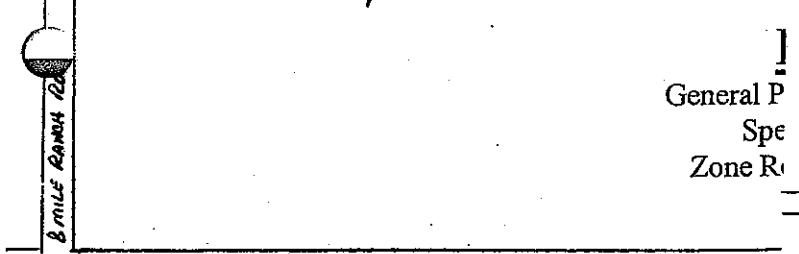
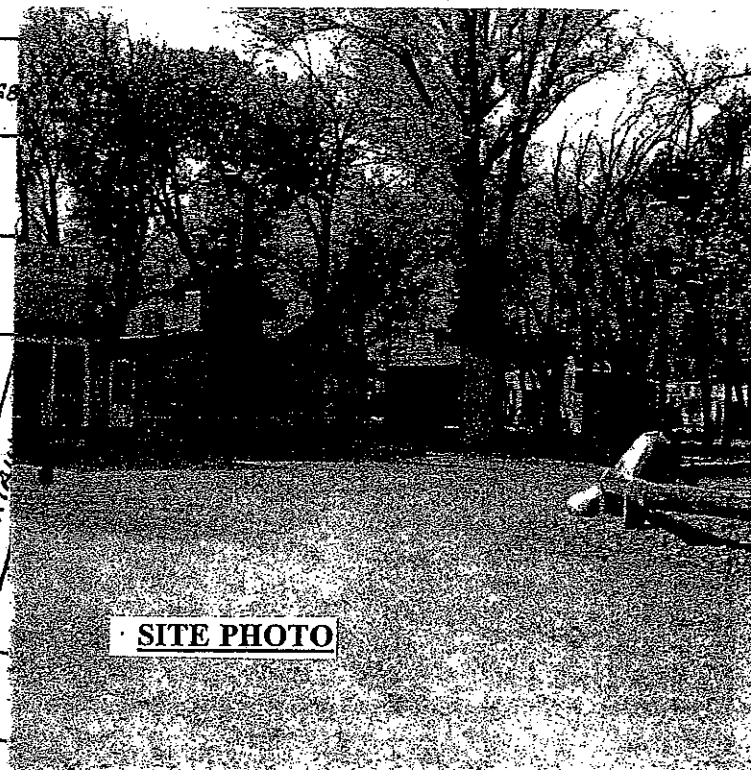
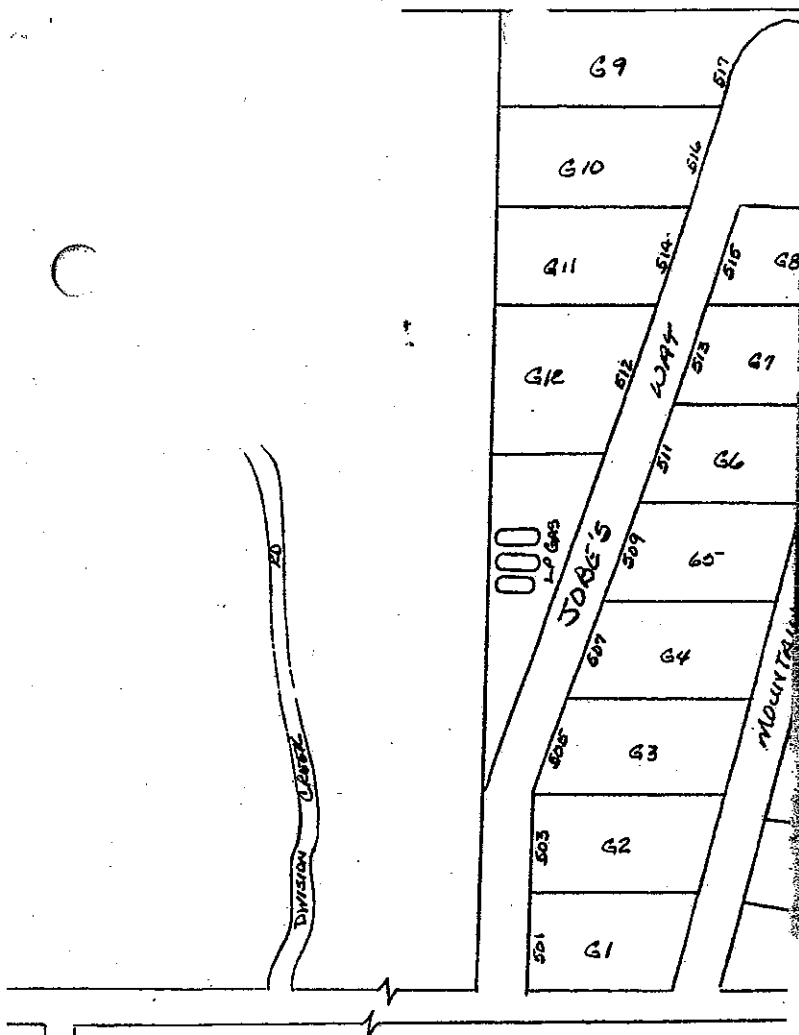
ATTEST:

RON JULIFF

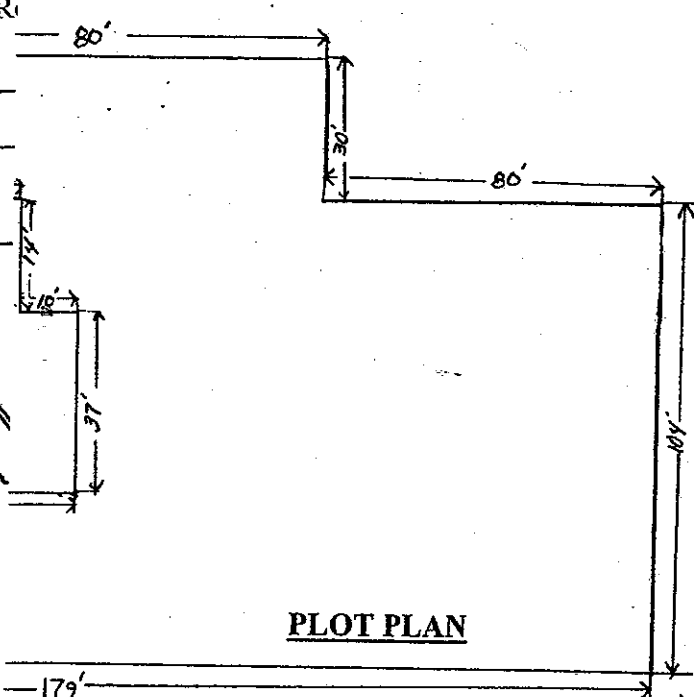
Clerk of the Board

By: 
Pat Gunsolley, Assistant

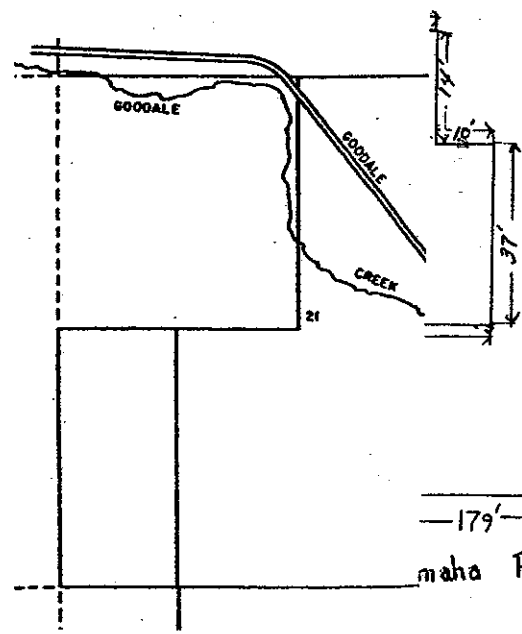
Attachment: Exhibit "A"
Exhibit Map "B"



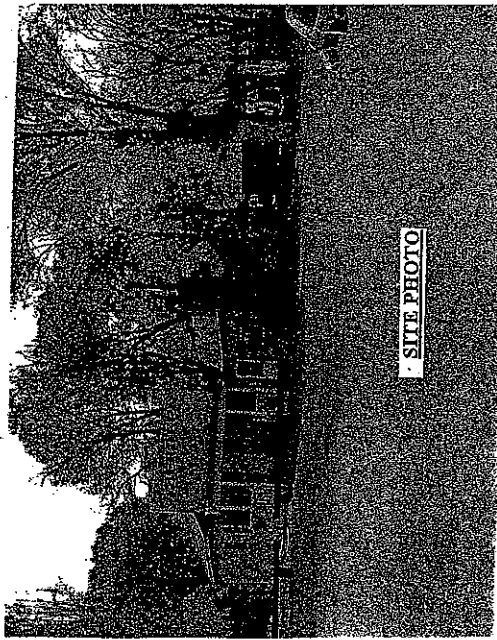
General P
Spe
Zone R



PLOT PLAN



maha Rd.



SITE PHOTO

REC to RC

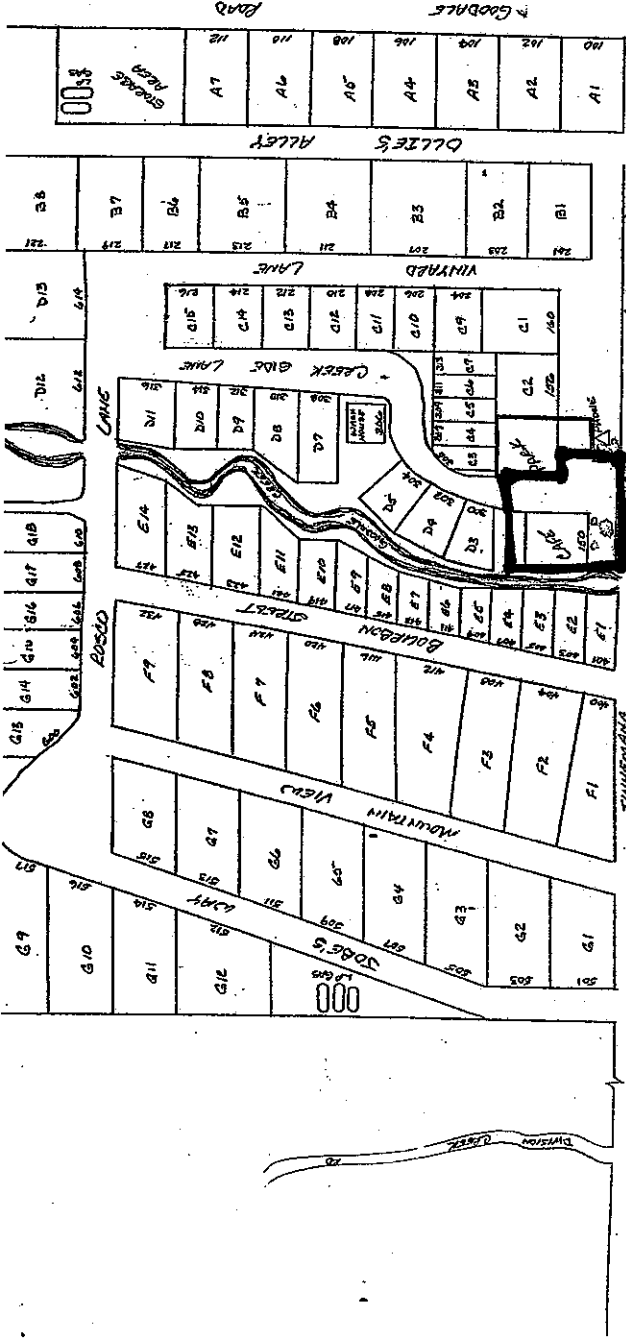
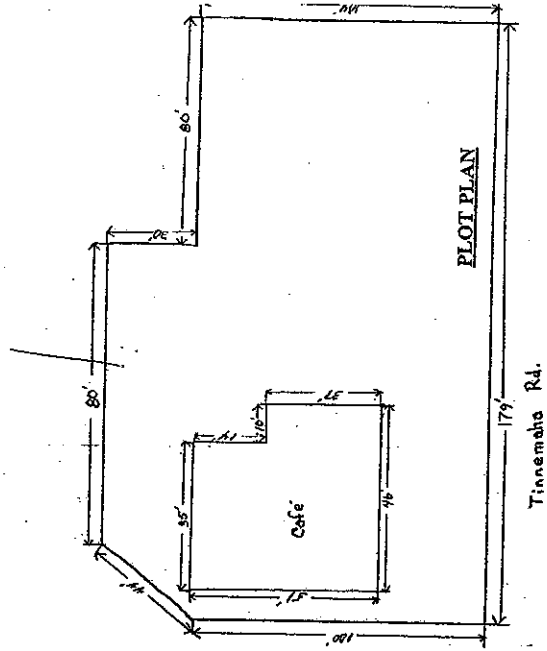
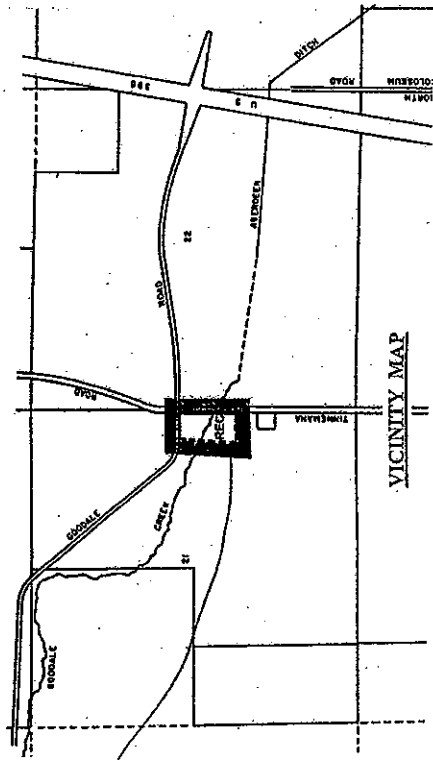


EXHIBIT MAP

General Plan Amendment No. 2004-08/Forney
Specific Plan No. 2004-01/Forney
Zone Reclassification No. 2004-07/Forney

"Plot Plan" See below - right



See "Exhibit" above of

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 17th day of MAY, 2005 an order was duly made and entered as follows:

Planning/GPA
McLaren
Subdivision

The Chairperson opened the public hearing at 11:41 a.m., on the following: (1) General Plan Amendment No. 2005-03/Inyo County McLaren (noticed per Planning as General Plan Amendment No. 2005-2/McLaren Neighborhood) for the entire McLaren Ranch Estates Subdivision and all adjacent parcels now designated Residential Very Low Density (RVL) in that vicinity, to be changed to Residential Rural High Density (RRH), 1 dwelling unit per acre, and (2) a proposed ordinance approving Zone Reclassification No. 2005-2/Inyo County McLaren that would change the zoning for the entire McLaren Ranch Estates Subdivision and adjacent parcels from R-1-0.5, 0.5 - acre minimum lot size to R-1-1.0, 1.0 - acre minimum lot size. Mr. Chris Kennedy, Senior Planner, reviewed the Staff Report and recommendations. At the conclusion of his presentation, Mr. Kennedy requested that the Staff Report and all attachments be entered into the record and they were marked Exhibit A. The Assistant Clerk of the Board provided a copy of a letter from Dr. Duncan opposing this action, which was received by Supervisor Cash and requested that it be entered into the record and it was marked Exhibit B. Mr. Peter Berardo, McLaren area resident, addressed the Board to support the action. The Chairperson closed the public hearing at 11:50 a.m. The Chairperson indicated his desire to make the motion on this item and turned the meeting over to the Vice Chairperson, Supervisor Cash, who called for the motion.

Resol. #2005-28/
McLaren
Subdivision

On a motion by Supervisor Williams and a second by Supervisor Bilyeu Resolution No. 2005-28 was approved adopting the Negative Declaration of Environmental Impact, certifying that the provisions of the California Environmental Quality Act (CEQA) have been satisfied; amending the General Plan and approving General Plan Amendment No. 2005-03/Inyo County McLaren: motion unanimously passed and adopted, with Supervisor Cervantes absent.

Moved by Supervisor Williams and seconded by Supervisor Bilyeu to waive the first reading of the ordinance approving Zone Reclassification No. 2005-02/Inyo County McLaren and schedule the enactment for 11:00 a.m., Tuesday, June 7, 2005, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously, with Supervisor Cervantes absent. The Vice Chairperson turned the meeting back over to the Chairperson.

WITNESS my hand and the seal of said Board this 17th

Day of MAY 2005



RONALD JULIFF
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing	
CC	
Purchasing	
Personnel	
Auditor	
CAO	
Other Planning	
DATE: May 26, 2005	

WHEREAS, following said public hearing the Planning Commission adopted a Resolution wherein it recommended that this Board of Supervisors: 1) adopt the Negative Declaration of Environmental Impact and thereby certify that the requirements of the California Environmental Quality Act have been satisfied with respect to the General Plan Amendment and Zone Reclassification applications; and 2) approve the Inyo County - McLaren General Plan Amendment and Zone Reclassification applications; and

WHEREAS, pursuant to that recommendation this Board of Supervisors held a public hearing and considered all written and oral testimony presented concerning the Inyo County - McLaren General Plan Amendment and Zone Reclassification applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the information in the record and the recommendation of the Planning Commission, this Board takes the following actions:

1. This Board adopts the Negative Declaration and certifies that the requirements of CEQA have been satisfied with respect to those two applications.
2. This Board finds that the proposed amendment of the Inyo County General Plan Land Use designation from "*Residential Very Low Density*" to "*Residential Low Density*" for those parcels determined above will make such designation on that property compatible with the adjacent General Plan Land Use Element designations and therefore approves said amendment.

PASSED AND ADOPTED THIS 17th DAY OF MAY, 2005

AYES: Supervisors Arcularius, Cash, Williams and Bilyeu

NOES: -0-

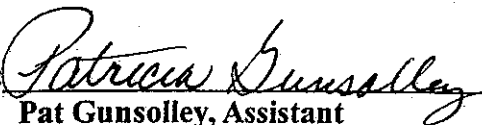
ABSTAIN: -0-

ABSENT: Supervisor Cervantes



Ted Williams, Chair
Inyo County Board of Supervisors

ATTEST:
RON JULIFF
Clerk of the Board

By: 
Pat Gunsolley, Assistant

West Bishop

NR

A

OSR

Highway 395

RC

SEE DIAGRAM 6,
DIXON LANE/MEADOW CR

RC

RMH

A

TL

RVL to
RRH

Portions
RRH
-see GP2005-03

PF

West Line Street

A

A

Reata Road

RC

RC

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

RM

NR

Hyatt-
Coyote Valley
Pit

NR

NR

N

1 in = 2,000 ft

NR

A

Underwood Lane

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 17th day of MAY, 2005 an order was duly made and entered as follows:

Planning/GPA
Hollowell Project

The Chairperson opened the public hearing at 11:52 a.m., on the following: (1) General Plan Amendment No. 2005-3/Hollowell (*noticed per Planning as General Plan Amendment No. 2004-6/Hollowell*) for properties located in the Wilkerson Subdivision, south of Bishop, which would change the General Plan designation on eight parcels including the applicant's property, in the immediate vicinity, from Residential Rural High Density, 1.0-acre minimum, to Residential Very Low Density, 2.0 dwelling units per acre, 0.5-acre minimum lot size; (2) an ordinance approving Zone Reclassification No. 2004-6/Hollowell that would change the zoning on the eight parcels from Single Residence or Mobilehome combined, 1.0-acre minimum to Single Residence or Mobilehome Combined 0.5-acre minimum and (3) Tentative Parcel Map No. 366/Hollowell. Mr. Chris Kennedy, Senior Planner, reviewed the Staff Report and recommendations. At the conclusion of his presentation Mr. Kennedy requested that the Staff Report and all attachments be entered into the record and they were marked Exhibit A. Mr. Andy Holmes, representing the applicant, addressed the Board to support the project. The Chairperson closed the public hearing at 12:00 p.m.

Resol. #2005-29/
Hollowell Project

On a motion by Supervisor Bilyeu and a second by Supervisor Cash, Resolution No. 2005-29 was approved adopting the Negative Declaration of Environmental Impact, certifying that the provisions of the California Environmental Quality Act have been satisfied, amending the General Plan, approving Vesting Tentative Parcel Map No. 366/Hollowell and General Plan Amendment No. 2005-3/Hollowell: motion unanimously passed and adopted, with Supervisor Cervantes absent. and

Moved by Supervisor Bilyeu and seconded by Supervisor Cash to waive the first reading of the ordinance approving Zone Reclassification No. 2005-3/Hollowell and schedule the enactment for 11:00 a.m., Tuesday, June 7, 2005, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously, with Supervisor Cervantes absent.

WITNESS my hand and the seal of said Board this 17th

Day of MAY 2005



RONALD JULIFF
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC

Purchasing

Personnel

Auditor

CAO

Other *Planning*

DATE: May 26, 2005

ending on March 14, 2005; and

WHEREAS, at a noticed public hearing on April 27, 2005, the Planning Commission considered the Draft Negative Declaration of Environmental Impact/Environmental Assessment, report of staff, and all oral and written comments to date regarding these projects; and

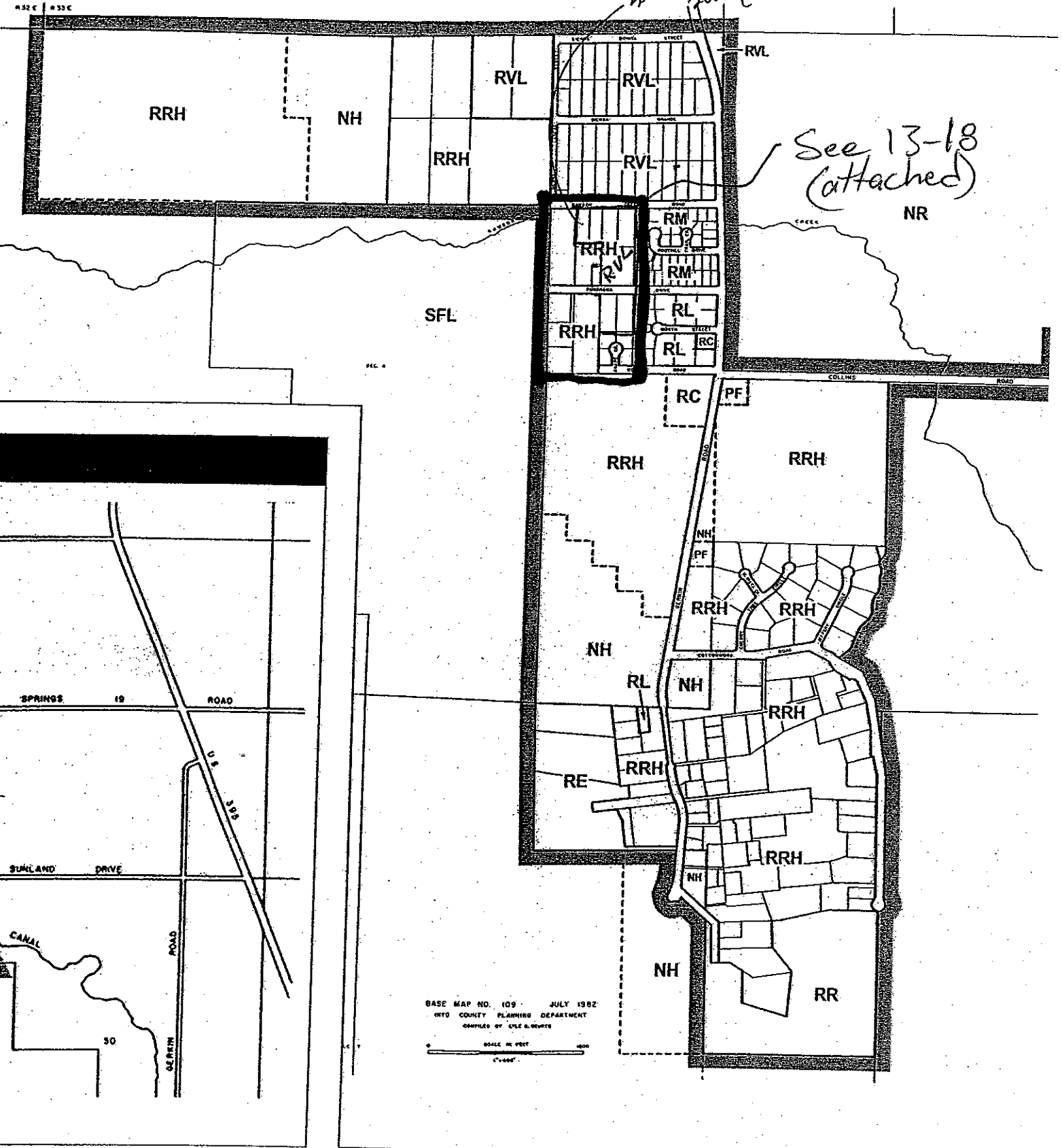
WHEREAS, following said public hearing the Planning Commission adopted a Resolution wherein it recommended that this Board of Supervisors: 1) adopt the Negative Declaration of Environmental Impact and thereby certify that the requirements of the California Environmental Quality Act have been satisfied with respect to the General Plan Amendment, Zone Reclassification and Vesting Tentative Parcel Map applications; and 2) approve the Hollowell General Plan Amendment, Zone Reclassification and Vesting Tentative Parcel Map applications; and

WHEREAS, pursuant to that recommendation this Board of Supervisors held a public hearing and considered all written and oral testimony presented concerning the Hollowell General Plan Amendment and Vesting Tentative Parcel Map applications.

WHEREAS, THIS Board Finds that the proposed project could not have a significant negative impact to the environment and that the proposed General Plan amendment is consistent with the public welfare.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the information in the record and the recommendation of the Planning Commission, this Board takes the following actions:

1. This Board adopts the Negative Declaration of Environmental Impact and certifies that the requirements of CEQA have been satisfied with respect to General Plan Amendment No. 2005-03/Hollowell, Zone Reclassification No. 2005-06/Hollowell and Vesting Tentative Parcel Map No. 366/Hollowell.
2. This Board finds that the proposed amendment of the Inyo County General Plan Land Use designation from "*Residential Low Density*" to "*Residential Very Low Density*" to the parcels described above will make such designation on that property compatible with the adjacent General Plan Land Use Element designations and therefore approves said amendment. The General Plan amendment shall be effective thirty days after adoption of this Resolution.
3. This Board finds that the proposed Vesting Tentative Parcel Map No. 366/Hollowell is in conformance with the State Subdivision Map Act, Inyo County General Plan, Zoning Ordinance and Subdivision Ordinance and approves said map.



In the Rooms of the Board of Supervisors
County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 7th day of *DECEMBER, 2004*, an order was duly made and entered as follows:

Planning/Gen. Plan
Amend. Public
Hearing

The Chairperson opened the public hearing at 11:50 a.m., regarding General Plan Amendment 2004-06/Inyo County for the creation of Rural Protection Land Use Designation revision of LU-5.5 Natural Hazards Designation and re-designation of all privately owned parcels with Natural Resource and Open Space and Recreation Designations to the proposed Rural Protection Designation. The Planning Director, Ms. Leslie Klusmire, reviewed the Staff Report and recommendations. At the conclusion of her comments Ms. Klusmire requested that the Staff Report be entered into the record and, it was marked Exhibit A. The Board and Staff discussed the proposed General Plan Amendment in detail. Mr. Jon Noeldner addressed the Board asking if the land he is purchasing in Olancha with the intention of subdividing will be affected by this Amendment. The Planning Director indicated that it would not affect his land. The Chairperson closed the public hearing at 12:05 p.m.

Resol. #2004-61/
G.P. Amendment
#2004-06

On a motion by Supervisor Arcularius and a second by Supervisor Dorame, Resolution No. 2004-61 was adopted, certifying the Draft Negative Declaration of Environmental Impacts and approving General Plan Amendment 2004-06/Inyo County as proposed. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 7th

Day of DECEMBER 2004



RENÉ L. MENDEZ
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing:
CC
Purchasing
Personnel
Auditor
CAO
Other Planning
DATE December 23, 2004

RESOLUTION NO. 2004- 61

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, ADOPTING NEGATIVE DECLARATIONS OF ENVIRONMENTAL IMPACT CONCERNING, MAKING CERTAIN FINDINGS WITH RESPECT TO, AND APPROVING, GENERAL PLAN AMENDMENT 2004-06/INYO COUNTY WHICH CHANGES POLICY LU-5.5, NATURAL HAZARDS DESIGNATION, ADDS POLICY LU-2.95, RURAL PROTECTION DESIGNATION, AND WHICH CHANGES TABLE 4-1 AND APPLIES THOSE ADDITIONS AND CHANGES TO CERTAIN PARCELS.

WHEREAS, on December 11, 2001, the Board of Supervisors of the County of Inyo (hereinafter referred to as the "Board of Supervisors") adopted the Goals and Policies Report of the Inyo County General Plan (hereinafter referred to as the "General Plan"); and

WHEREAS, on February 17, 2004, the Board of Supervisors directed staff to initiate amendments to the General Plan to permit residential land use in specific land use designations; and

WHEREAS, pursuant to that directive the Planning Department prepared proposed amendments to the General Plan to replace the existing policy, LU-5.5, Natural Hazards, with the following:

"LU-5.5 Natural Hazards (NH): This designation, which 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]";

and

WHEREAS, pursuant to that directive the Planning Department prepared proposed amendments to the General Plan to create the following 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

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	1 du/40 acres	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.

and

WHEREAS, it is intended that all privately owned parcels currently designated Natural Resource and Open Space/Recreation be designated as Rural Protection; and

WHEREAS, following the preparation of the aforementioned General Plan Amendments, the Planning Department prepared, and circulated for public review and comment, an Initial Study and a Negative Declaration of Environmental Impact on each of the proposed amendments to the text of the General Plan; and

WHEREAS, at a public hearing conducted on December 1, 2004, the Planning Commission received and considered the proposed General Plan text amendments, the Negative Declarations of Environmental Impact, a Planning Department Staff Report, and all public comment on these items, after which the Commission recommended that this Board approve and adopt the proposed General Plan amendments and the Negative Declarations prepared thereon; and

WHEREAS, on December 7, 2004, pursuant to the recommendation of the Planning Commission, this Board conducted a public hearing on the proposed General Plan amendments, referred to collectively as General Plan Amendment No. 2004-06/ Inyo County, and the Negative Declarations of Environmental Impact prepared thereon, at which hearing the Board received

Carroll M. Hambleton, Jr.
Carroll "Butch" Hambleton, Jr.
Chairman, Inyo County Board of Supervisors

AYES: Supervisors Arcularius, Bear, Williams, Hambleton and Dorame
NOES: -0-
ABSTAIN: -0-
ABSENT: -0-

ATTEST:

René L. Mendez, Clerk

By Patricia Gunsolley
Patricia Gunsolley, Assistant

APN_1	OWNER1	ADDR	MAIL
037-090-07	ZONAL CORPORATION	943 S BURNSIDE AVE	LOS ANGELES CA 90038
027-310-02	ZAIGER KIMO K & SHARI L	6138 LA CUMBRE RD	SOMIS CA 93086
016-170-15	WOODIE WILLIAM L	BOX 2402	REDONDO BEACH CA 90278
039-210-03	WOMACH MERRILL P LESSOR	BX 3999	SPOKANE WA 99220
039-210-01	WOMACH MERRILL P LESSOR	BX 3999	SPOKANE WA 99220
016-040-21	WILLIAMS JAMES B	3051 AMORUSO	ROSEVILLE CA 95678
048-170-08	WILEY TRUST ROLAND J	3045 NEWCASTLE RD	ANN ARBOR MI 48104
048-170-05	WILEY TRUST ROLAND J	3045 NEWCASTLE RD	ANN ARBOR MI 48104
048-090-01	WILEY TRUST MARY L	1204 WESTWOOD DR	LAS VEGAS NV 89102
033-030-03	WILD BURRO RESCU & PRSVTN PJT	BOX 10	OLANCHA CA 93549
022-190-01	WHITESIDE EST OF M	302 W SUPERIOR ST #700	DULUTH MN 55082
033-500-05	WHITELEY JOVONNE	580 PARK COURT	SANTA CLARA CA 95050
033-500-05	WHITELEY JOVONNE	580 PARK COURT	SANTA CLARA CA 95050
035-200-06	WHITELEY JOVANNE	580 PARK COURT	SANTA CLARA CA 95050
031-180-06	WELDON CHARLES R & LOU A	8405 IVES ST	PARAMOUNT CA 90723
039-240-01	WB & RATCLIFF INC C/O C MOTT	14300 CHENAL PKWY #7038	LITTLE ROCK AR 72211
008-270-06	WARE DAVE	BX 579	MT BALDY CA 91759
033-200-10	WANK JORDAN M & TOBY C	14524 BENEFIT #100	SHERMAN OAKS CA 91403
033-200-22	WANK JORDAN M	14524 BENEFIT #100	SHERMAN OAKS CA 91403
043-250-04	WALKER JOHN S	3760 BROOKDALE BLVD	CASTRO VALLEY CA 94546
033-080-36	VASQUEZ CRAIG & CHARLENE	12001 SHOEMAKER AVE	SANTA FE SPGS CA 90670
033-080-35	VASQUEZ CRAIG & CHARLENE	12001 SHOEMAKER AVE	SANTA FE SPGS CA 90670
033-080-19	VANSKYOCK VIRGIL & KATHRYN	34455 BOO BOO LN	WILDOMAR CA 92595
043-040-03	VANDERBILT CO INC R T	BOX 5150	NORWALK CT 06855
037-230-12	UPPER LITTLE LAKE RANCH INC	506 CRICKETFIELD CT	THOUSAND OAKS CA 91361
037-230-12	UPPER LITTLE LAKE RANCH INC	506 CRICKETFIELD CT	THOUSAND OAKS CA 91361
037-230-12	UPPER LITTLE LAKE RANCH INC	506 CRICKETFIELD CT	THOUSAND OAKS CA 91361
037-230-12	UPPER LITTLE LAKE RANCH INC	506 CRICKETFIELD CT	THOUSAND OAKS CA 91361
016-020-04	UNITED STATES GYPSUM CO	506 CRICKETFIELD CT	THOUSAND OAKS CA 91361
016-020-02	UNITED STATES GYPSUM CO	BOX 6721	CHICAGO IL 60680
010-130-07	UNITED STATES GYPSUM CO	BOX 6721	CHICAGO IL 60680
046-220-04	U S BORAX INC	BX 6721	CHICAGO IL 60680
046-220-03	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
046-220-02	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
046-220-01	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
046-180-02	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
046-090-02	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
046-090-01	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
046-040-01	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
043-180-01	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
043-100-02	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
043-100-01	U S BORAX INC	26877 TOURNEY RD	VALENCIA CA 91355
043-090-03	U S BORAX INC	26877 TOURNEY RD	VALENCIA CA 91355
043-090-02	U S BORAX INC	26877 TOURNEY RD	VALENCIA CA 91355
043-090-01	U S BORAX INC	26877 TOURNEY RD	VALENCIA CA 91355
042-430-01	U S BORAX INC	26877 TOURNEY RD	VALENCIA CA 91355
042-420-04	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-240-02	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-240-01	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-230-04	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-230-03	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-230-02	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-230-01	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-220-02	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-220-01	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355
042-210-07	U S BORAX INC	26877 TOURNEY ROAD	VALENCIA CA 91355

022-050-01 MATHEWS FAMILY
 022-240-06 MATHER BRUCE W
 016-040-16 MARTINEZ ROSINA
 016-140-02 MARTINDALE JOHN & CHRISTIE
 043-040-01 MARSH JAMES R
 043-030-01 MARSH JAMES R
 037-040-28 MALLORY ANNA L
 037-040-28 MALLORY ANNA L
 039-070-07 LOLLICH BRYAN & KRISTIN
 035-230-25 LLOYD JOHNNIE B
 016-170-02 LL NUNN LLC
 039-070-02 LITTLE CHIEF M/S PTNRSHIP
 022-110-02 LEHMANN CHRISTIAN A
 017-070-01 LEE BROS GAS
 046-200-16 LATHAM ROY W
 020-130-02 LASVEGAS SHED CO INC
 035-220-01 KOENIGSHOFER M R
 012-090-18 KERN COMMUNITY COLLEGE DIST
 026-160-08 KEMP TRUST DTD
 026-160-07 KEMP TRUST DTD
 026-160-01 KEMP TRUST DTD
 026-150-06 KEMP TRUST DTD
 014-100-04 KELLER EST OF GLORIA J
 021-200-04 KEITH BRIAN D
 012-230-01 KEENER E LEON & BETTY LOU
 009-260-03 KEATING JOE
 046-200-02 KAUSHALL PHILIP
 033-500-07 KARLYN LEO S
 033-500-06 KARLYN LEO S
 033-460-08 KARLYN LEO S
 033-060-14 KARLYN LEO S
 046-200-14 KARLBERG DEAN & CAROL
 031-180-08 JONES MARITAL TRUST
 031-180-05 JONES MARITAL TRUST
 035-230-21 JACOBSON ERIC G
 033-200-15 IVAR TRUST SY
 033-200-16 IVAR CHARLES G & CARYL A
 037-070-10 INTERMTN SLURRY SEAL INC
 038-340-01 IMC CHEMICALS INC
 038-300-05 IMC CHEMICALS INC
 038-290-07 IMC CHEMICALS INC
 038-290-06 IMC CHEMICALS INC
 038-230-05 IMC CHEMICALS INC
 046-110-04 HYDE BARTON & ANITA
 046-200-03 HUNG LI-CHOU
 016-170-13 HUGHES RALPH G ESTATE OF
 031-180-07 HUGHES RALPH G EST OF
 023-280-15 HOWE NELSON B
 038-090-01 HOUGH VICTOR J
 046-200-05 HORIZON MED RX INC
 035-230-13 HOPP TRUST DTD
 033-400-11 HOMAN ROBERT K & JENNIFER H
 016-090-01 HOLMES ENG
 033-510-08 HOGAN MICHAEL R
 038-180-20 HEVENER RAMONA F
 046-590-01 HENRY KENNETH
 046-570-01 HENRY KENNETH
 046-560-01 HENRY KENNETH

210 VIA PASQUAL
 454 JACKSON ST
 221 EL ORIENTE
 314 COTTONWOOD DR
 BOX 42156
 BOX 42156
 2100 WARFIELD AVE
 2100 WARFIELD AVE
 7725 GALLUP DR
 BOX 36
 HCR 72 BOX 45001
 4610 DEGOVIA AVE
 25627 HIWAY #8
 1706 POST OAK BLVD
 33744 WHIMBREL RD
 BOX 1688
 260 N LYON AVE #169
 3000 COLLEGE HTS BLVD
 BOX 5
 BX 5
 BX 5
 BOX 5
 93909 RAYMOND LN
 5862 CALLE REAL #312
 BX 1113
 8680 MOSQUITO RD
 2830 4TH AVE
 732 N LAKE AVE #101
 732 N LAKE AVE #101
 732 N LAKE AVE #101
 732 N LAKE AVE #101
 7045 E HIWAY #50
 BOX 2700
 BOX 2700
 10869 ELDERBURY CT
 4100 LEMONBERRY PL
 34780 STIRRUP RD
 BOX 50085
 BLDG 40 SUITE 1000
 BLDG 40 SUITE 1000
 BLDG 40 SUITE 1000
 BLDG 40 SUITE 1000
 BLDG 40 SUITE 1000
 1325 ARIZONA STREET
 632 S RAMONA ST
 19 CREST CIR
 19 CREST CIR
 25060 FIRST AVE
 8190 WALDEN WOODS WAY
 11779 SANTA MONICA BLVD
 150 AVENIDA MAJORCA
 BOX 201
 214 W LINE ST STE E
 BLACKDOG, ABERDEEN
 BOX 12
 1065 CHAMBERS ST
 1065 CHAMBERS ST
 1065 CHAMBERS ST

REDONDO BEACH CA 90277
 INDEPENDENCE CA 93526
 SAN CLEMENTE CA 92672
 BISHOP CA 93514
 LAS VEGAS NV 89118
 LAS VEGAS NV 89118
 REDONDO BEACH CA 90278
 REDONDO BEACH CA 90278
 BAKERSFIELD CA 93309
 DARWIN CA 93522
 DYER NV 89010
 WOODLAND HILLS CA 91366
 BENTON CA 93512
 HOUSTON TX 77056
 FREMONT CA 94555
 LAS VEGAS NV 89125
 HEMET CA 92543
 RIDGECREST CA 93555
 LONE PINE CA 93545
 LONE PINE CA 93545
 LONE PINE CA 93545
 LONE PINE CA 93545
 NORTH BEND OR 97459
 GOLETA CA 93117
 BISHOP CA 93515
 PLACERVILLE CA 95667
 SAN DIEGO CA 92103
 PASADENA CA 91104
 PASADENA CA 91104
 PASADENA CA 91104
 PASADENA CA 91104
 DAYTON NV 89403
 CALIF CITY CA 93504
 CALIF CITY CA 93504
 SAN DIEGO CA 92126
 THOUSAND OAKS CA 91362
 TEMECULA CA 92592
 WATSONVILLE CA 95077
 OVERLAND PARK KS 66210
 OVERLAND PARK KS 66210
 OVERLAND PARK KS 66210
 OVERLAND PARK KS 66210
 OVERLAND PARK KS 66210
 BOULDER CITY NV 89005
 SAN GABRIEL CA 91776
 CORONA DEL MAR CA 92625
 CORONA DEL MAR CA 92625
 LOS MOLINOS CA 96055
 GRANITE BAY CA 95746
 LOS ANGELES CA 90025
 LAGUNA WOODS CA 92653
 OLANCHA CA 93549
 BISHOP CA 93514
 SCOTLAND UK
 TRONA CA 93592
 EUGENE OR 97402
 EUGENE OR 97402
 EUGENE OR 97402

031-180-22	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
031-180-20	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
031-180-18	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
031-180-16	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
031-180-14	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
031-180-12	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
031-180-10	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
031-180-04	BURKE MICHAEL P 1/2 INTEREST	28 HAMMOND STE F	IRVINE CA 92618
035-230-15	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
035-230-12	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
035-230-11	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
035-230-09	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
035-230-08	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
035-230-07	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
035-230-05	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
035-230-01	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
031-180-19	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
031-180-17	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
031-180-15	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
031-180-11	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
031-180-09	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
029-120-46	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
029-120-46	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
016-070-04	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
016-070-03	BURKE FAMILY PARTNERSHIP	28 HAMMOND STE F	IRVINE CA 92618
033-200-09	BRYAN WILLIAM & PHOEBE	28 HAMMOND STE F	IRVINE CA 92618
032-070-01	BRUTON II ALPHEUS C/M	24572 WEMBLEY CR	LAGUNA HILLS CA 92653
046-330-05	BROWN TRUST	1510 E SAINT LOUIS	LAS VEGAS NV 89104
016-040-17	BROWN TRUST	BOX 61	SHOSHONE CA 92384
016-040-06	BROWN	12242 BUS PARK DR STE 1	TRUCKEE CA 96161
010-030-22	BROOKSON MICHAEL G & KAREN M	12242 BUS PARK DR STE 1	TRUCKEE CA 96161
022-050-02	BRIGHT TRUST DTD	1180 N MAIN ST	BISHOP CA 93514
027-240-04	BRANSON DONALD H & RUBY I	DRAWER V	INDEPENDENCE CA 93526
038-350-01	BONINE KENNETH G	BOX 262	LONE PINE CA 93545
027-260-02	BONHAM TRUST DTD	19262 NW XAVIER ST	ELK RIVER MN 55330
026-230-06	BONHAM TRUST DTD	508 HAMPTON RD	BURBANK CA 91504
026-230-06	BONHAM TRUST DTD	508 HAMPTON RD	BURBANK CA 91504
026-230-06	BONHAM TRUST DTD	508 HAMPTON RD	BURBANK CA 91504
026-230-06	BONHAM TRUST DTD	508 HAMPTON RD	BURBANK CA 91504
026-230-06	BONHAM TRUST DTD	508 HAMPTON RD	BURBANK CA 91504
033-460-05	BOHL JEFFREY P	BOX 9136	MAMMOTH LAKES CA 93546
032-520-01	BOECKERMAN RUTH F	825 W VALLEY VIEW DR	FULLERTON CA 92632
038-210-01	BODEGA CORPORATION	2008 HIGHWAY #395	FALLBROOK CA 92028
038-200-01	BODEGA CORPORATION	2008 HIGHWAY #395	FALLBROOK CA 92028
038-190-02	BODEGA CORPORATION	2008 HIGHWAY #395	FALLBROOK CA 92028
048-580-01	BLUESHONE LLC KENNETH	1065 CHAMBERS ST	EUGENE OR 97402
009-310-01	BISHOP TUNGSTEN LLC	679 MARINA DR	BOULDER CITY NV 89005
009-090-04	BISHOP TUNGSTEN DEV	679 MARINA DR	BOULDER CITY NV 89005
033-200-13	BIENSTOCK BERNARD J	2618 31 STREET	SANTA MONICA CA 90405
009-260-02	BERNER BRIAN D & DANICA R	BX 968	BISHOP CA 93515
033-110-28	BERG ERIC V	327 GREENWAY DR	PACIFICA CA 94044
022-050-03	BELL ROBERT H	BOX 565	BISHOP CA 93515
033-200-26	BEHRENDT TRUST	29075 E PALOS VERDES DR	RCHO PLS VRDS CA 90275
033-200-24	BEHRENDT TRUST	29075 E PLS VRDS DR	RNCHO PLS VRD CA 90275
018-350-03	BAXTER L E PHILIP E & G M	BOX 362	INDEPENDENCE CA 93526
046-120-02	BAXTER JOHN E	BX 295	INDEPENDENCE CA 93526
024-410-08	BARRA JAMES P & DEBORAH L	2670 COPPER COVE DR	HENDERSON NV 89014
039-170-01	BALLARAT OWNERS GRP PTSP	18824 CAJON BLVD	DEVORE CA 92407
037-130-01	BAILEY LORANE J	BX 350	ONYX CA 93255

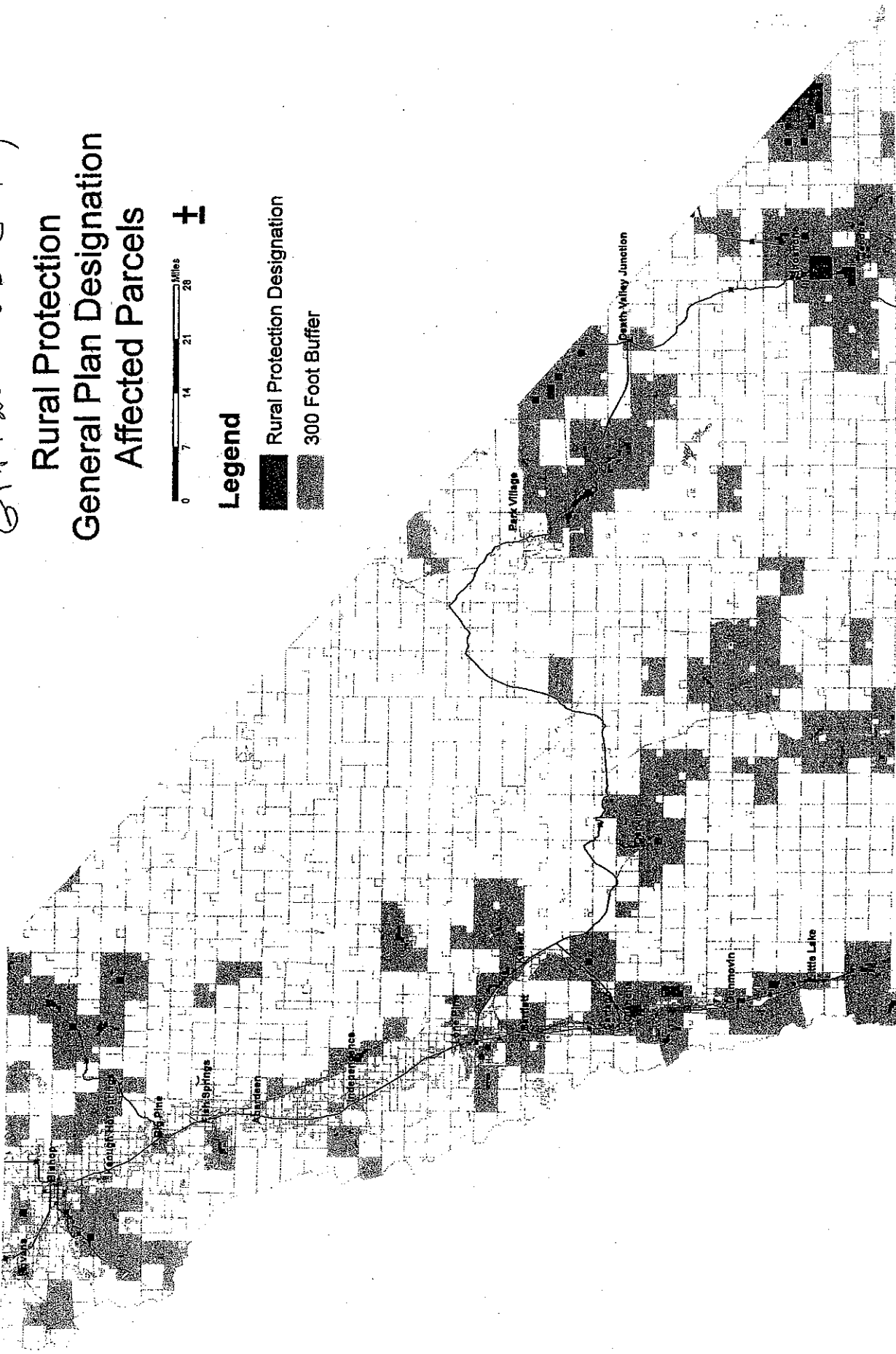
GPA 2004-06 (07)

Rural Protection General Plan Designation Affected Parcels



Legend

- Rural Protection Designation
- 300 Foot Buffer



2004-06-07

In the Rooms of the Board of Supervisors

County of Inyo, State of California



I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California,

held in their rooms at the County Administrative Center in Independence on the 11th day of APRIL, 2006 an order was duly made and entered as follows:

Planning/Bishop
Fire Dept. Training
Facility Zone
Change

The Chairperson opened the public hearing at 10:35 a.m., on the following for a 2.6-acre site located immediately north of the Bishop Sewage Treatment Plant and south of Poleta Road (East Line Street) between Johnson Avenue and Airport Road, East Bishop (within APN 08-010-14): (1) a General Plan Amendment to Change the General Plan designation from "Agriculture (A)" to "Public Service Facility (PF)"; and (2) a proposed Ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2004-05/bishop Fire District and Amending the Zoning Map of the County of Inyo by Reclassifying a 2.6-acre Site Located Immediately North of the Bishop Sewage Treatment Plant from Open Space, 40-acre minimum (OS-40) to Public (P). Ms. Tanda Gretz, Associate Planner, reviewed the Staff Report and recommendations. At the conclusion of her remarks, Ms. Gretz requested that the Staff Report and all attachments be entered into the record and it was marked Exhibit A. Chief Ray Seguire, Bishop Fire Chief, made a presentation on the proposed Training Facility, which will be located on the property being rezoned. At the conclusion of the presentation the Chief requested that a paper copy of his presentation be entered into the record and it was marked Exhibit B. The Board thanked the volunteers of the Bishop Volunteer Fire Department for all of their efforts and commitment to the district. There being no one further wishing to address this item, the Chairperson closed the public hearing at 11:00 a.m.

Resol. #2006-27/
GPA 2004-05/
Bishop Fire Dist.

On a motion by Supervisor Arcularius and a second by Supervisor Williams, Resolution No. 2006-27 was adopted, approving General Plan Amendment #2004-05/Bishop Fire District and certifying that the requirements of the California Environmental Quality Act (CEQA) have been met: motion unanimously passed and adopted, with Supervisor Cervantes absent.

Planning/Bishop
Fire District Zone
Change

Moved by Supervisor Arcularius and seconded by Supervisor Williams to waive the first reading of the ordinance approving Zone Reclassification #2004-05/Bishop Fire District and schedule the enactment for 10:00 a.m., Tuesday, April 18, 2006, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously, with Supervisor Cervantes absent.

WITNESS my hand and the seal of said Board this 11th

Days of APRIL 2006



RONALD JULIFF
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other: Planning _____

DATE: April 17, 2006

WHEREAS, pursuant to that recommendation this Board of Supervisors held a public hearing on April 11, 2006 and considered all written and oral testimony presented concerning the Bishop Fire District General Plan Amendment and Zone Reclassification applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the April 11, 2006 hearing, including the Planning Department Staff Report and the Mitigated Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following Findings:

1. A Draft Mitigated Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and reflects the County's independent analysis and judgment and, together with the Initial Study, all comments received on the Mitigated Negative Declaration, the responses to those comments, and all other information in the record, the Mitigated Negative Declaration shows that there is no substantial evidence that the project will have a significant effect on the environment, as mitigated.
2. Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with the Goals and Policies of the Inyo County General Plan.
3. Based on substantial evidence in the record, the proposed General Plan Amendment and Zone Reclassification are consistent with Title 18 (Zoning Ordinance) of the Inyo County Code.
4. The project site is extensively disturbed and the project will not result in the loss of native vegetation or wildlife habitat. Therefore, this project will have a "de minimus" impact on wildlife resources as outlined in the California Department of Fish and Game Code Section 711.4.
5. The proposed use is properly related to other uses and transportation and service facilities in the vicinity.
6. The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.
7. The proposed use is necessary or desirable.

BE IT FURTHER RESOLVED, that this Board adopts the following Conditions of Approval for the proposed project:

1. **Hold Harmless:** As a condition of approval of General Plan Amendment #2004-05/, and Zone Reclassification #2004-05/Bishop Fire District, the applicant shall defend, indemnify and hold harmless Inyo County (County), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul said approval of General Plan Amendment #2004-05/ and Zone Reclassification #2004-05/Bishop Fire District. The County reserves the right to prepare its own defense.
2. **Soil Replacement/New Fill:** Soil replacement and/or new fill will be placed at the site as needed to provide adequate structural support for any buildings, as noted in the Geotechnical report produced for the project (See Section 12/Recommendations and Appendix D of the Preliminary Geotechnical Investigation report prepared for the project, dated February 2005).

ATTEST:

RON JULIFF
Clerk of the Board

By Patricia Gunsolley
Pat Gunsolley, Assistant

East Bishop

SEE
DIAGRAM 6,
DIXON LANE/
MEADOW CREEK

A

A

A

Highway 395

Highway 8

Wye Road

BIS
AIR

PF

LI

East Yancy Street

RMH

SEE DIAGRAM 7,
WEST BISHOP

CITY OF BISHOP

East Line Street

RC

RM

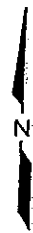
PF

A

See
08-01
Attached
A

PF

SEE DIAGRAM 9,
SOUTH BISHOP



1 in = 2,000 ft

READ FILE
12-7-82

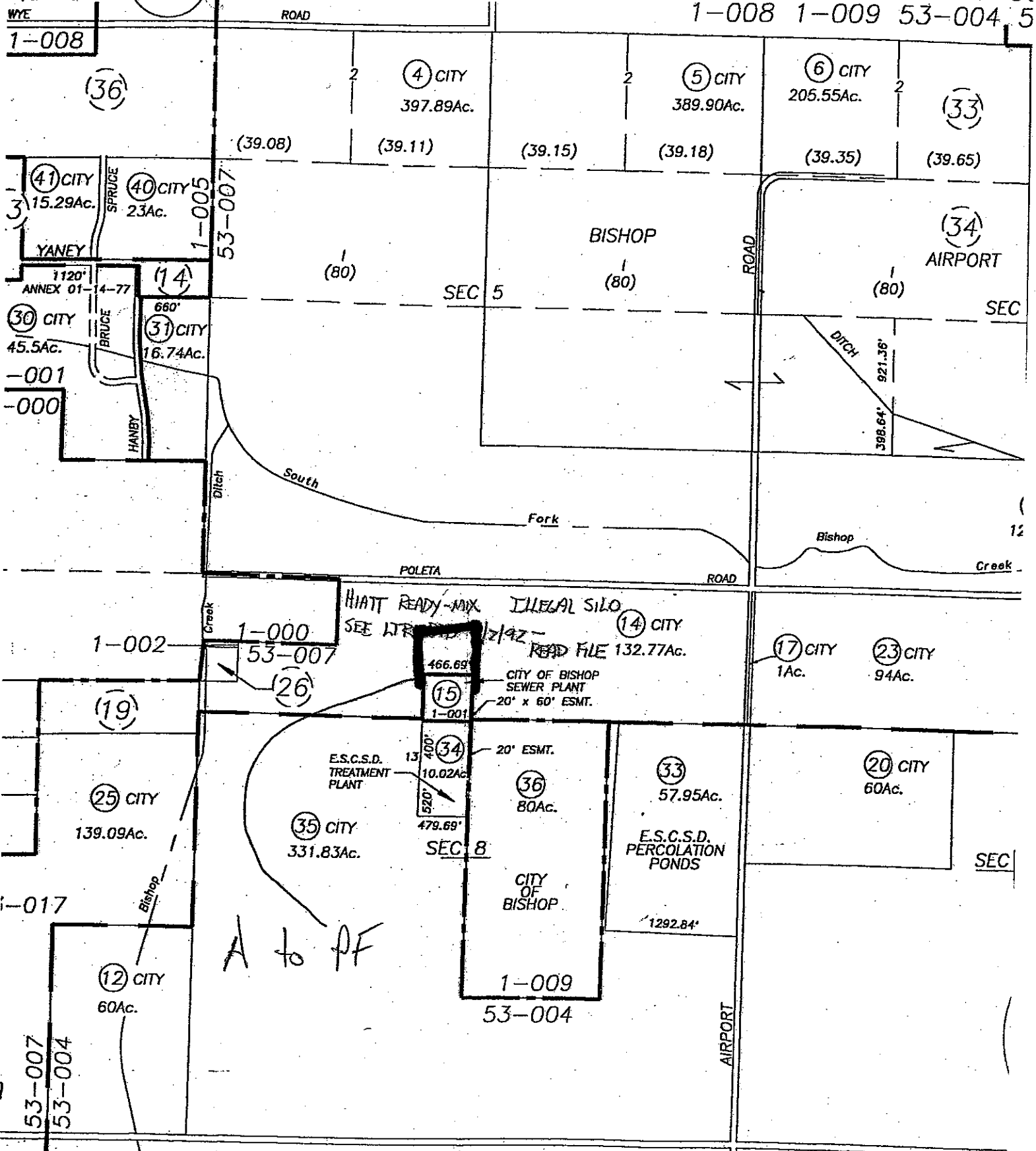
(Bk.10)

POR. T.7S., R.33E., M.D.B. & M.

TAX

1-000 1-00

1-008 1-009 53-004 5



(Bk.13)

NOTE: 1. THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 17th day of MAY, 2005 an order was duly made and entered as follows:

Planning/GPA
Lone Pine Film
Museum

The Chairperson opened the public hearing at 11:37 a.m., on the following: (1) General Plan Amendment No. 2005-03/Lone Pine Film History Museum (noticed per Planning as General Plan Amendment No. 2004-1) and (2) a proposed ordinance approving Zone Reclassification No. 2004-01/Lone Pine Film History Museum which would change the General Plan designation on a 1.92 acre parcel from "Retail Commercial Public Service Facilities and Open Space and Recreation" to "Retail Commercial" and rezone the property from C-2-1.0-D (Highway Services and Tourist Commercial - 1.0 acre minimum - Architectural Design Control) and OS-40 (Open Space - 40 acre minimum) to C-2-1.0-D (Highway Services and Tourist Commercial - 1.0 acre minimum - Architectural Design Control). Ms. Jan Larsen, Senior Planner, reviewed the Staff Report and recommendations. At the conclusion of her presentation Ms. Larsen requested that the Staff Report and all attachments be entered into the record and it was marked Exhibit A. Ms. Dorothy Bonnefin, addressed the Board to support the project. The Chairperson closed the public hearing at 11:40 a.m.

Resol. #2005-27/
L.P. Film
Museum Project

On a motion by Supervisor Cash and a second by Supervisor Bilyeu, Resolution No. 2005-27 was adopted, (a) approving the Negative Declaration of Environmental Impact for General Plan Amendment No. 2005-03/Lone Pine Film History Museum and Zone Reclassification No. 2004-01/Lone Pine Film History Museum, certifying that the requirements of the California Environmental Quality Act have been satisfied with respect to those actions; and (b) amending the Land Use Element of the Inyo County General Plan by re-designating a 1.92 acre parcel located at 701 South Main Street (U.S. Highway 395) in the community of Lone Pine from "Retail Commercial, Public Services and Facilities" and "Open Space and Recreational" to "Retail Commercial;" motion unanimously passed and adopted with Supervisor Cervantes absent.

Moved by Supervisor Cash and seconded by Supervisor Bilyeu to waive the first reading of the ordinance approving Zone Reclassification No. 2004-01/Lone Pine Film History Museum and schedule the enactment for 11:00 a.m., Tuesday, June 7, 2005, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously, with Supervisor Cervantes absent.

WITNESS my hand and the seal of said Board this 17th

Day of MAY 2005



RONALD JULIFF
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other: Planning _____

DATE: May 26, 2005

WHEREAS, at a noticed public hearing on April 27, 2005, the Planning Commission considered the Draft Negative Declaration of Environmental Impact/Environmental Assessment, report of staff, and all oral and written comments to date regarding these projects; and

WHEREAS, following said public hearing the Planning Commission adopted a Resolution wherein it recommended that this Board of Supervisors: 1) adopt the Negative Declaration of Environmental Impact and thereby certify that the requirements of the California Environmental Quality Act have been satisfied with respect to the General Plan Amendment and Zone Reclassification applications; and 2) approve the Lone Pine Film History Museum General Plan Amendment and Zone Reclassification applications; and

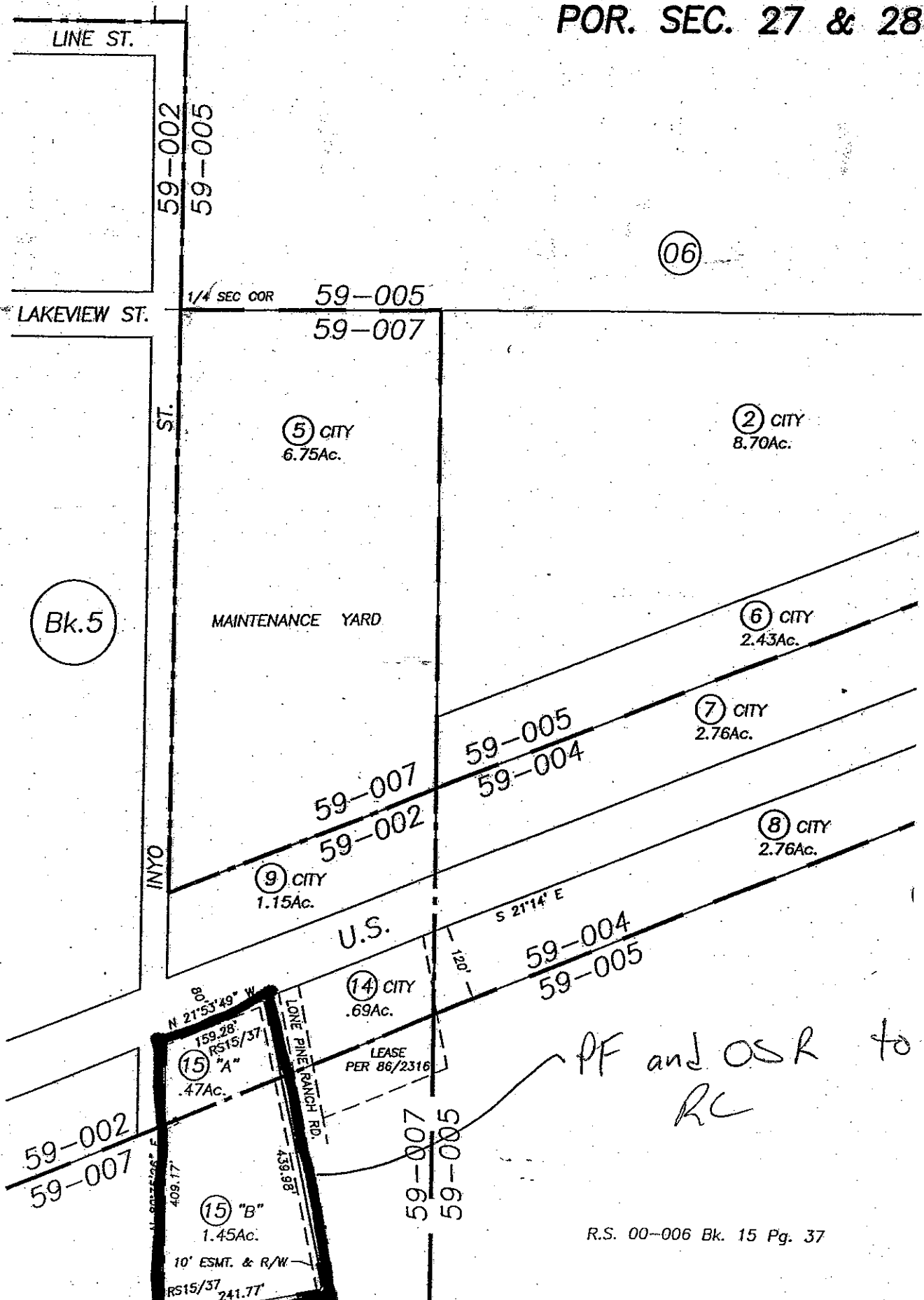
WHEREAS, pursuant to that recommendation this Board of Supervisors held a public hearing and considered all written and oral testimony presented concerning the Lone Pine film History Museum General Plan Amendment and Zone Reclassification applications; and

WHEREAS, the Board of Supervisors finds that the proposed change of General Plan Land Use Designations is compatible with designations on adjacent properties and with the General Plan.

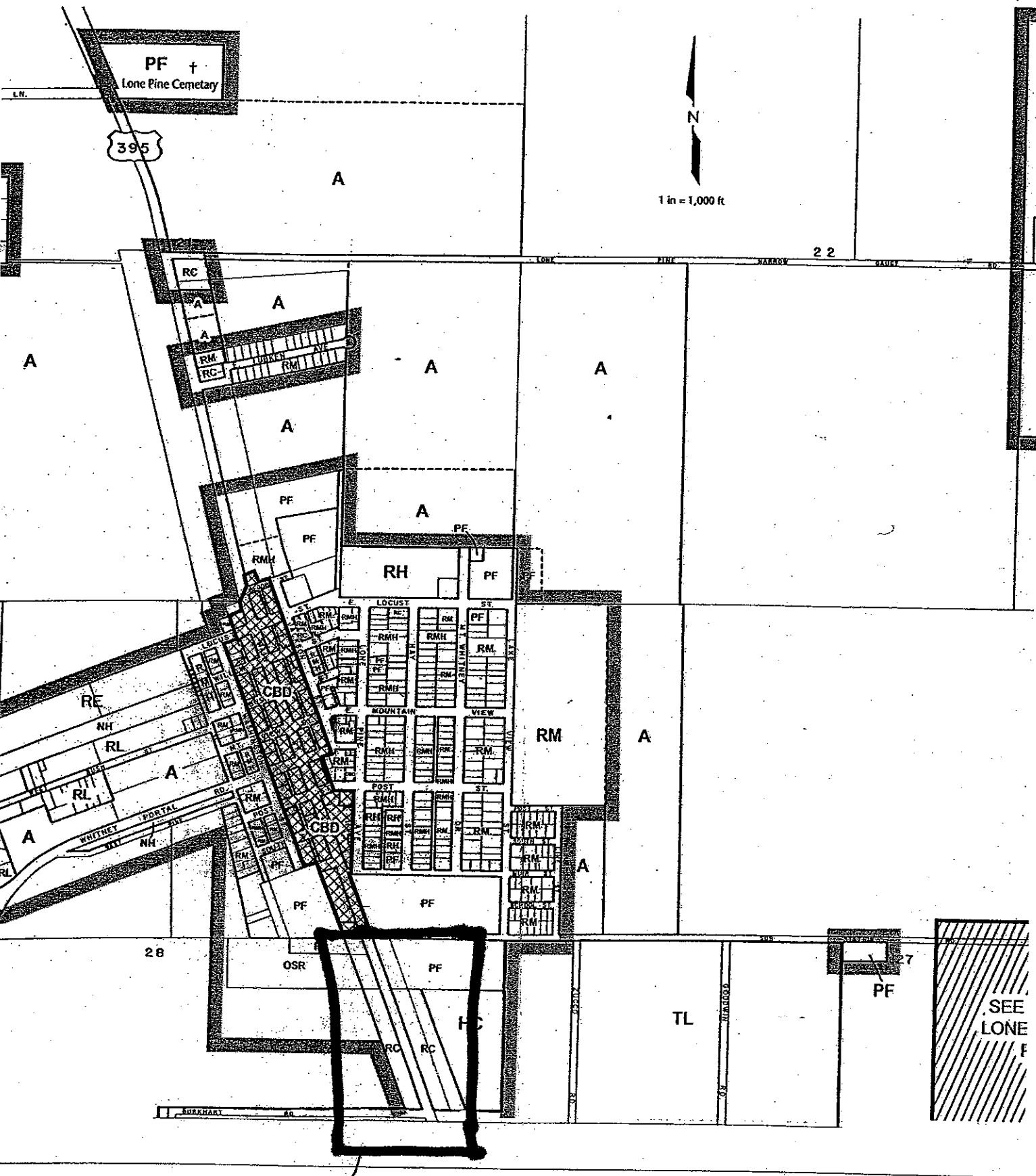
NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the information in the record and the recommendation of the Inyo County Planning Commission, this Board takes the following actions:

1. Based upon the Initial Study, Environmental Checklist and Draft Negative Declaration of Environmental Impact for General Plan Amendment No. 2004-01/Lone Pine Film History Museum and Zone Reclassification No. 2004-01/Lone Pine Film History Museum, and all oral and written comments received, this Board adopts the Negative Declaration and certifies that the requirements of CEQA have been satisfied with respect to those two applications.
2. This Board hereby amends the Inyo County General Plan Land Use Element designations on parcel 026-080-15B from "Public Services and Facilities" and "Open Space and Recreational" to "Retail Commercial". The amendment to the General Plan shall be effective thirty (30) days after adoption of this Resolution.

POR. SEC. 27 & 28



h Portion)



See 26-08
(H.L.)

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 23rd day of *SEPTEMBER, 2003*, an order was duly made and entered as follows:

Planning/
Kirchnavy Gen.
Plan Amend. &
Zone Reclass

The Chairperson, at 10:10 a.m., continued the public hearing on a proposed General Plan Amendment changing two parcel designations from CBD "Central Business District" to RHM "Residential Medium-High Density" on the two 5,000 square foot parcels, adjacent to each other located on the northwest corner of Jackson Street and Mountain View in the Community of Lone Pine and a proposed ordinance authorizing a Zone Reclassification on the same parcels from C-3-7,500-D (Administrative and Professional Offices - 7,500 square feet minimum - Architectural Design Control) to R-1-5,800 (One Family Residences - 5,800 Square Feet Minimum). The Chairperson thanked the Board for continuing this item until he was present to participate in the discussion. The Chairperson closed the public hearing at 10:13 a.m.

Neg. Dec - CEQA
Certs and Resol.
#2003-56/
Kirchnavy Gen.
Plan Amend. &
Zone Reclass

Moved by Supervisor Williams and seconded by Supervisor Hambleton to adopt the Negative Declaration of Environmental Impact and certify that the requirements of the California Environmental Quality Act have been met with respect to the Kirchnavy General Plan Amendment and Zone Reclassification. Motion carried unanimously. On a motion by Supervisor Williams and a second by Supervisor Hambleton, Resolution No. 2003-56, entitled "A Resolution of the Board of Supervisors of the County of Inyo, State of California, Certifying the Negative Declaration of Environmental Impact Prepared Pursuant to the California Environmental Quality Act Concerning and Approving General Plan Amendment No. 2003-03/Kirchnavy, and Zone Reclassification No. 2003-03/Kirchnavy" was adopted: motion unanimously passed and adopted.

Kirchnavy Zone
Reclass
Ordinance

Moved by Supervisor Williams and seconded by Supervisor Hambleton to waive the first reading of an ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2003-03/Kirchnavy and Amending Ordinance No. 943, the Inyo County Zoning Ordinance, by Reclassifying Two 5,000 Square Foot Pieces of Property Located at the Northwest Corner of East Mountain View Street and North Jackson Street in the Community of Lone Pine From C-3-7,500-D (Administrative and Professional Offices - 7,500 Square Feet Minimum - Architectural Design Control) to R-1-5,800 (One Family Residences - 5,800 Square Feet Minimum)" and schedule 10:05 a.m., October 7, 2003, in the Board of Supervisors Room, at the County Administrative Center, in Independence as the time, date and place for the enactment. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 23rd

Day of SEPTEMBER 2003



RENÉ L. MENDEZ
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing
CC
Purchasing
Personnel
Auditor
CAO
Other Planning
DATE: October 3, 2003



SECTION III: PROPERTY REZONED

The Zoning Map of the County of Inyo as adopted by Section 18.81.390 of the Inyo County Code is hereby amended so that the zoning on the property shown on Exhibit A, which is attached hereto and incorporated by reference herein, is changed from C-3-7,500-D (Administrative and Professional Offices – 7,500 square feet minimum – Architectural Design Control) to R-1-5,800 (One family residences – 5,800 square feet minimum).

SECTION IV: SEVERABILITY

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or places. The Board of Supervisors hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions, or the application thereof to any person or place, is to be declared invalid or unconstitutional.

SECTION V: EFFECTIVE DATE

This Ordinance shall take effect and be in full force and effect, except as herein listed, thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption hereof, a summary of this Ordinance shall be published once in a newspaper of general circulation printed and published in the County of Inyo, State of California. The Clerk of the Board is hereby instructed and ordered to so publish a summary of this Ordinance together with the names of the Board members voting for and against the same.

PASSED AND ADOPTED THIS 7th DAY OF OCTOBER, 2003.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

RENÉ MENDEZ

Clerk of the Board

Michael A. Dorame, Chair
Inyo County Board of Supervisors

By: _____
Assistant

RESOLUTION NO. 2003-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT CONCERNING, MAKE CERTAIN FINDINGS WITH RESPECT TO, AND APPROVE, GENERAL PLAN AMENDMENT No. 2003-3/KIRCHNAVY AND ZONE RECLASSIFICATION No. 2003-3/KIRCHNAVY, FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MOUNTAIN VIEW STREET AND NORTH JACKSON STREET IN THE COMMUNITY OF LONE PINE

WHEREAS, the Inyo County Board of Supervisors, through Section 15.12.040 of Inyo County Code has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15002 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, pursuant to Section 15025 of the State CEQA Guidelines and Section 15.12.040 of the Inyo County Code (CEQA Procedures), the Planning Commission is responsible for the environmental review of all County projects; and

WHEREAS, on June 11, 2003 the Inyo County Planning Department completed an Initial Study and Environmental Checklist, and Draft Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act concerning applications for General Plan Amendment No. 2003-3/Kirchnavy and Zone Reclassification No. 2003-3/Kirchnavy; and

WHEREAS, the Inyo County Planning Department circulated said Initial Study and Draft Negative Declaration of Environmental Impact for a forty-five day public review period as required by Section 15.32.060 of Inyo County Code, commencing on June 11, 2003 and ending on August 1, 2003; and

WHEREAS, the Inyo County Planning Commission held a public hearing on August 27, 2003, to consider a request to change the General Plan Land Use Element Maps from "*Central Business District*" to "*Residential Medium-High Density - 7.6 to 15.0 dwelling units per acre*" on a property located at the northwest corner of the intersection of East Mountain View and North Jackson Street in the community of Lone Pine as shown in "Exhibit A" and a request to amend the Zoning Map of the County of Inyo, as adopted by Section 18.81.390 of the Inyo County Code and Part 12 of the Inyo County Zoning Ordinance No. 943, from C-3-7,500-D (Administrative and Professional Offices Zone - 7,500 square feet minimum - Architectural Design Control) to R-1-5,800 (One Family Residences - 5,800 square feet minimum).

WHEREAS, at the August 27, 2003, hearing the Planning Commission considered the report of staff and all oral and written comments regarding these proposals; and

WHEREAS, the Planning Commission finds and determines that the proposed actions will act to further the orderly growth and development of the County.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Planning Commission of the County of Inyo has reviewed the proposal to amend the Land Use Element Maps of the Inyo County General Plan from "*Central Business District*" to "*Residential Medium-High Density*" on a property located at the northwest corner of the intersection of East Mountain View and North Jackson Streets in the community of Lone Pine as shown on "Exhibit A"; that the Planning Commission of the County of Inyo has reviewed the proposal to amend the Zoning Map of the County of Inyo, as adopted by Section 18.81.390 of the Inyo County Code and Part 12 of the Inyo County Zoning Ordinance No. 943, by

Pine during the last twenty years. This property is not essential to the Central Business District. It will provide housing density consistent with both the Central Business District and the Residential Medium-High land use designations. There is a need for housing in the community of Lone Pine and the Owens Valley area as a whole, and thus this project can be considered to be in the public interest.]

B. Conditions of Approval:

1. Hold Harmless:

As a condition for approval of Zone Reclassification No. 2003-3/Kirchnavy, the applicant shall defend, indemnify and hold harmless the County of Inyo (County), and its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers or employees to attack, set aside, void or annul the County's approval of that Zone Reclassification. The County reserves the right to prepare its own defense.

2. Compliance with County Code:

The applicant/developer shall conform to all applicable provisions of Inyo County Code.

BE IT FURTHER RESOLVED, that the Planning Commission recommends the Board of Supervisors adopt a resolution approving the Draft Negative Declaration of Environmental Impact, thus certifying that the provisions of the California Environmental Quality Act have been satisfied, and amending the Land Use Map of the Inyo County General Plan by redesignating the subject property as shown on Exhibit "A" which is attached hereto and incorporated by reference herein from "Central Business District" to "Residential Medium-High Density," and recommends the Board of Supervisors adopt an ordinance rezoning the subject property from the C-3-7,500-D (Administrative and Professional Offices Zone - 7,500 square feet minimum - Architectural Design Control) zone to the R-1-5,800 (One Family Residences - 5,800 square feet minimum) zone.

ACTIONS PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2003.

AYES:

NOES:

ABSTAIN:

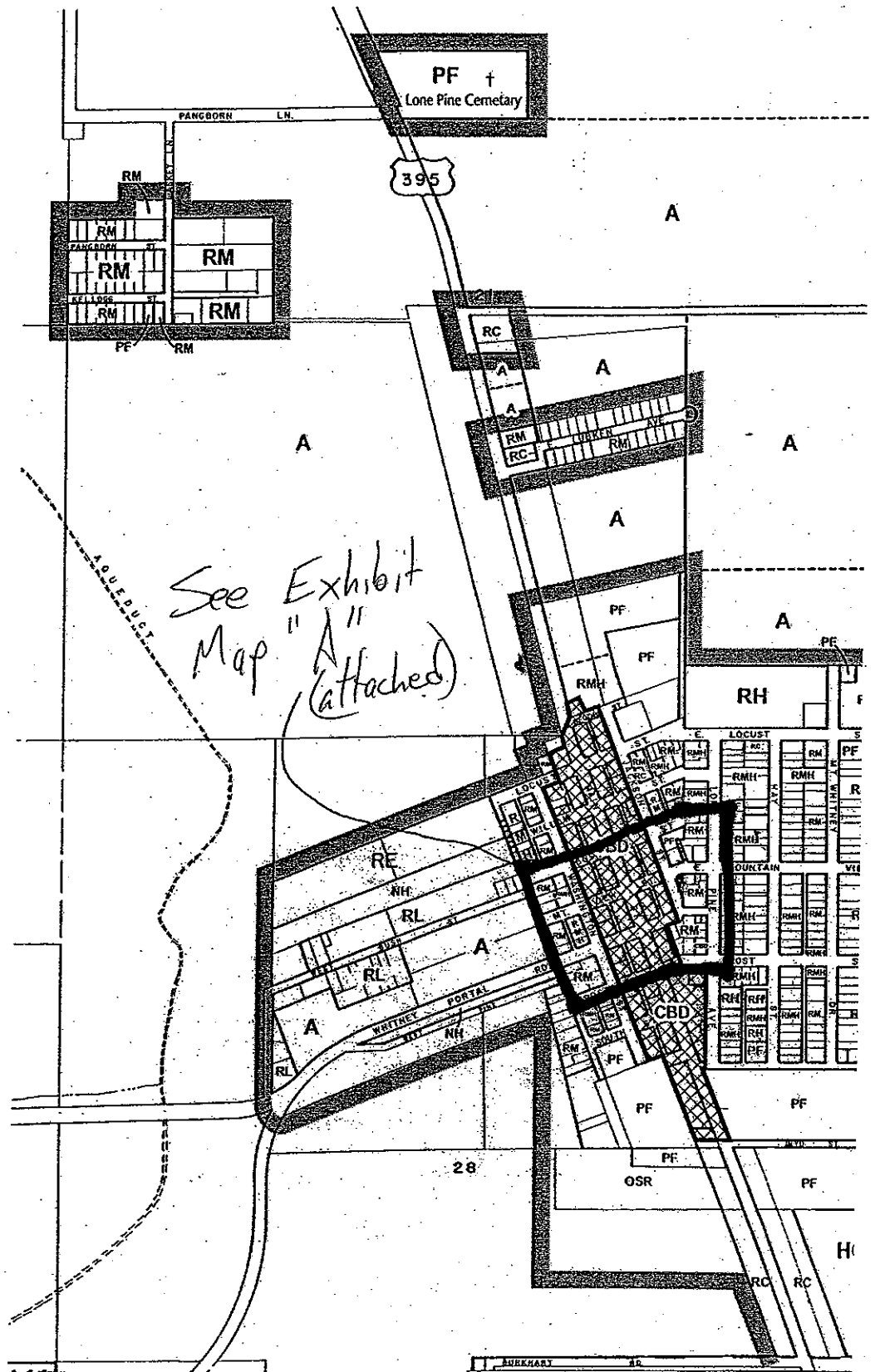
ABSENT:

Anna O. Zacher, Chair
Inyo County Planning Commission

ATTEST:

Sandy Miller
Secretary

Lone Pine (North Portion)



POR. NE1/4 SEC. 28 T.15S. R.36E., M.D.B. & M.

Project Site *CB0 to R*

Tax Map Area
59-002

05

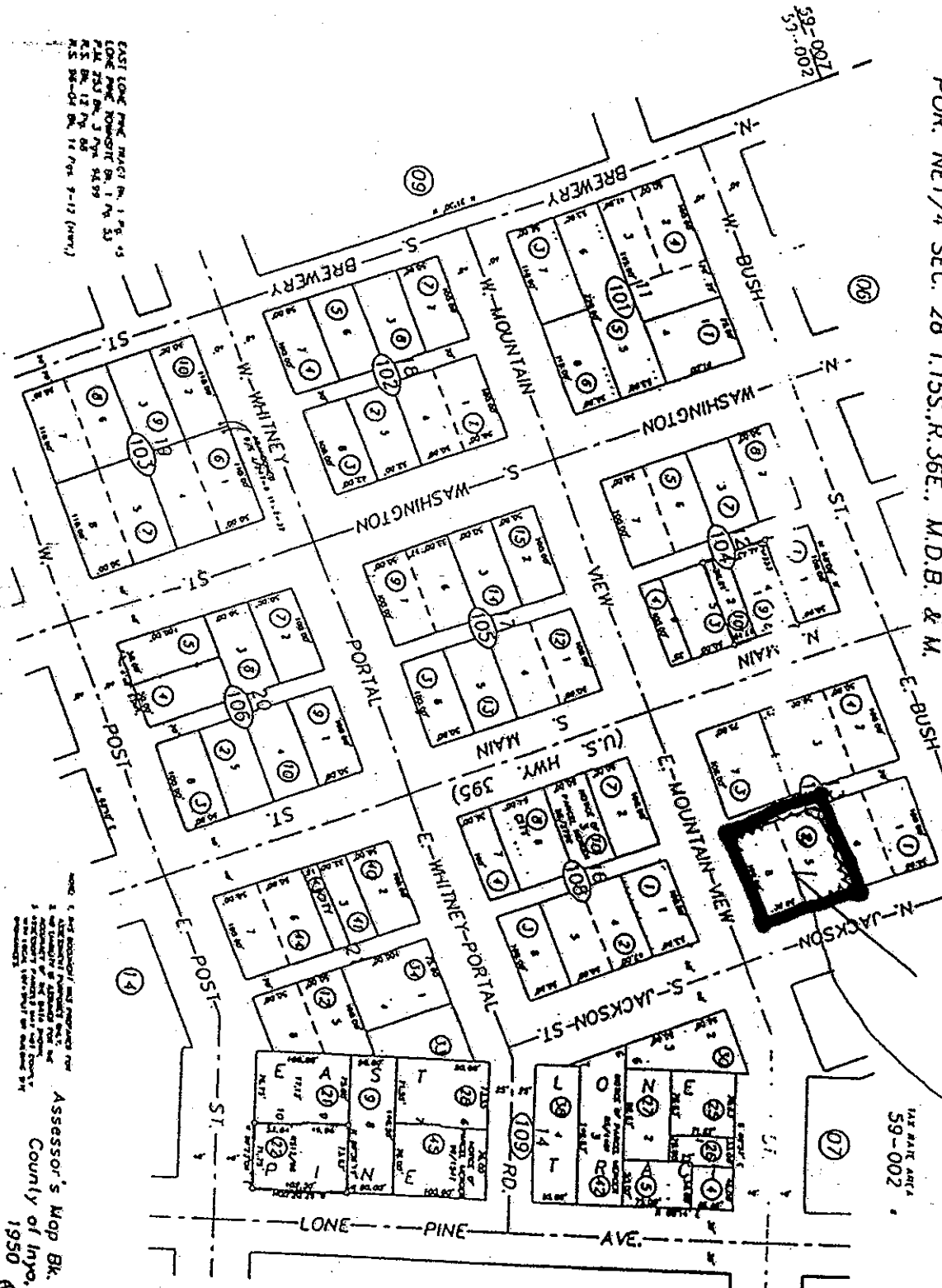


EXHIBIT MAP "A"

Assessor's Map Bk. 05 P. 5
County of Inyo, Calif.
1950

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 10th day of *JUNE*, 2003, an order was duly made and entered as follows:

Planning Dept./
General Plan
Amendment
#2003-02

The Acting Planning Director reviewed the Staff recommendation concerning the actions required in the consideration of General Plan Amendment #2003-02. Additionally, Ms. Clark requested that at the conclusion of the public hearings on the following General Plan Amendment Items, the Board continue the public hearings and any actions to tomorrow at 9:00 a.m., in the Board of Supervisors Room, at the County Administrative Center, in Independence, to facilitate additional public input.

Planning/General
Plan Amendment

The Chairperson continued the request for the Board to (a) consider Inyo County General Plan Amendment #2003-02 which includes amendments to the Land Use Element of the General Plan for the Stanton, Geris-Sample, Kuznitz, and Black projects and (b) at the conclusion of the public hearings adopt a resolution approving Inyo County General Plan Amendment #2003-02, which will reflect your Board's actions concerning each project, to 9:00 a.m., June 11, 2003, in the Board of Supervisors Room, at the County Administrative Center, in Independence, and directed the Assistant Clerk of the Board to post the appropriate notices for a continued meeting.

Recess/
Reconvene

The Chairperson recessed the regular meeting at 7:10 p.m., and continued the regular meeting to 9:00 a.m., Wednesday, July 11, 2003, in the Board of Supervisors Room, at the County Administrative Center, in Independence. The Chairperson reconvened the regular meeting at 9:00 a.m., on Wednesday, July 11, 2003, with all Board Members present and immediately recessed open session. The Chairperson reconvened in open session at 10:15 a.m., with all Board Members present.

Resol. #2003-30/
General Plan
Amendment
#2003-02

The Acting Planning Director reviewed the Staff recommendations regarding the approval of Inyo County General Plan Amendment No. 2003-02. Ms. Clark summarized the actions taken by the Board regarding the preceding items concerning the Stanton, Geris-Sample, Kuznitz and Black projects. She noted that to reflect the actions of the Board, Page 8, Item No. 4. of the Resolution had been changed to include a statement that the conversion of the duplex shall be completed prior to the issuance of the certificate of occupancy. Ms. Clark also noted that on Page 10, Item No. 10., required the submittal of an Amended Site Plan.

On a motion by Supervisor Arcularius and a second by Supervisor Hambleton, Resolution No. 2003-30, approving Inyo County General Plan Amendment #2003-02, which includes amendments to the Land Use Element of the General Plan for four projects which are Stanton, Geris-Sample, Kuznitz and Black: motion unanimously passed and adopted.

WITNESS my hand and the seal of said Board this 10th

Day of JUNE 2003



RENÉ L. MENDEZ
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing
CC
Purchasing
Personnel
Auditor
CAO
Other Planning
DATE: June 18, 2003

WHEREAS, the Inyo County Planning Department circulated said Initial Studies and Draft Mitigated Negative Declarations of Environmental Impact for a 30-day public review period as required by Section 15.32.060 of Inyo County Code; and

WHEREAS, at a noticed public hearing, the Planning Commission considered the Draft Mitigated Negative Declarations of Environmental Impact, report of staff, and all oral and written comments to date regarding these projects; and

WHEREAS, pursuant to the recommendations of the Inyo County Planning Commission, this Board of Supervisors held public hearings and considered all written and oral testimony presented concerning General Plan Amendment/Stanton, Zone Reclassification #2002-1/Stanton; General Plan Amendment/Geris-Sample, Zone Reclassification No. 2002-03/Geris-Sample, Tentative Parcel Map No. 238 and Conditional Use Permit No. 2002-04/Geris-Sample; General Plan Amendment/Kuznitz and Zone Reclassification No. 2003-2/Kuznitz; and General Plan Amendment/Black, Zone Reclassification No. 2001-02/Black, and Conditional Use Permit No. 2002-12/Black.

NOW, THEREFORE, BE IT HEREBY RESOLVED that this Board takes the following actions regarding General Plan Amendment/Stanton, Zone Reclassification #2002-1/Stanton:

I. CERTIFICATION THAT THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) HAVE BEEN SATISFIED.

- A. Based upon the Initial Study, Environmental Checklist and Draft Mitigated Negative Declaration of Environmental Impact for General Plan Amendment/Stanton and Zone Reclassification #2002-1/Stanton, and all oral and written comments received, this Board adopts the Mitigated Negative Declaration and certifies that the requirements of CEQA have been satisfied with respect to those two applications.

[Evidence: An Initial Study was completed and a Draft Mitigated Negative Declaration of Environmental Impact/Environmental Assessment was prepared by Inyo County Planning Department for this project on February 10, 2003. The comment period for the Draft Mitigated Negative Declaration ended on March 21, 2003. All impacts identified in the Draft Mitigated Negative Declaration and in comments thereon have been eliminated or reduced to a level of less than significant.]

II. GENERAL PLAN AMENDMENT/STANTON

- A. This Board finds that the proposed amendment of the Inyo County General Plan Land Use designation from "Central Business District" to "Residential Medium Density" on the Stanton property at 136 East Mountain View Street in the community of Lone Pine will make such designation on that property compatible with the adjacent General Plan Land Use Element designations and therefore approves said amendment.

[Evidence: The subject property is bordered on two sides by similar "Residential Medium Density" General Plan Land Use designations.]

II. GENERAL PLAN AMENDMENT/GERIS-SAMPLE

This Board finds that the proposed amendment of the Inyo County General Plan Land Use designation from "Retail Commercial" to "Residential Medium High Density, 7.6 to 15.0 dwelling units per acre" on the Geris-Sample property located at the northeast corner of North Barlow Lane and U.S. Highway 395 (North Sierra Highway) in the community of Bishop, will make such designation on that property compatible with the surrounding General Plan Land Use Element designations and therefore approves said amendment.

[Evidence: To the north of the subject property are the Bishop Christian Center and the parking spaces appurtenant to that use, with the Meadow Creek subdivision located north of the Christian Center. To the east of the property is commercially zoned property that is currently occupied by the 7-acre Bishop Plaza shopping center (retail stores), including a sporting goods retail warehouse, large drug store, computer sales store, restaurant, video rental store, and various other retail establishments. To the south, across U.S. Highway 395 (North Sierra Highway) are residential properties on the Bishop Paiute-Shoshone Indian Reservation. Across North Barlow Lane to the west is undeveloped open space land owned by LADWP that is used for livestock grazing.]

III. TENTATIVE TRACT MAP No. 238

This Board finds that the Tentative Tract Map application, which is required because each dwelling unit will be separately owned and therefore a tentative and final one-lot subdivision map (tract map) is required (Subdivision Map Act, Government Code Section 66426), is compatible with the surrounding General Plan Land Use Element designations, complies with the R-3-2.0 (Multiple Residential - 2.0 acre minimum) zone district, complies with applicable sections of Inyo County Code Title 16, "Subdivisions," and complies with Inyo County Code Section 16.24, "Condominiums," and therefore approves said Tentative Tract Map.

[Evidence: This project complies with all development criteria, standards, goals and regulations as set forth in the California Subdivision Map Act and the Inyo County Code, and will be fully consistent with, with no probability to be detrimental to, or interfere with, the General Plan with respect to the subject property.]

IV. CONDITIONAL USE PERMIT No. 2002-04/GERIS-SAMPLE

This Board finds that the Conditional Use Permit application, which is required because the maximum number of dwelling units permitted on a parcel in an R-3 zone (without a conditional use permit) is fifteen, and the proposed portico entryway into the condominium complex, which exceeds the maximum fence height limitation of 6-feet and requires specific authorization as part of the approval of the Conditional Use Permit, is consistent with the General Plan Land Use designation of RMH "Residential Medium High Density, 7.6 to 15.0 dwelling units per acre." This Board further finds that the use is necessary and desirable and is properly related to other uses and to transportation and service facilities in the vicinity, and will not, under all the circumstances of the particular case, affect adversely the health or safety of persons living or working in the vicinity nor be materially detrimental to the public welfare, and therefore approves said Conditional Use Permit.

Based on the Initial Study and all oral and written comments received, the Draft Mitigated Negative Declaration of Environmental Impact has been prepared in accordance the provisions of the California Environmental Quality Act and that all impacts associated with the above-described actions have been identified, analyzed, and mitigated to a level of insignificance.

[Evidence: In compliance with the requirements of CEQA, an Initial Study was completed and a Draft Mitigated Negative Declaration of Environmental Impact was prepared and circulated to the State Clearinghouse, all affected agencies, and all interested parties for public review and comment pursuant to the provisions of CEQA. The public comment period closed on May 14, 2003. Comments were received from the following: Inyo County Treasurer-Tax Collector and Inyo County Health Department. Responses were prepared to the satisfaction of the commenter and are included by reference herein.]

II. GENERAL PLAN AMENDMENT/BLACK

This Board finds that the proposed amendment of the Inyo County General Plan Land Use designation from "Residential Very Low Density, 2.0 dwelling units per acre, .5-acre minimum" to "Retail Commercial" on property located at 197 Collins Road, Wilkerson, southwest of the community of Bishop compatible with the adjacent General Plan Land Use Element designations and therefore approves said amendment.

[Evidence: The proposed use will be consistent with surrounding properties with the "Residential Very Low Density" and "Open Space and Recreation" general plan land use designation, through the inclusion of conditions of approval for the Conditional Use Permit as outlined below.]

III. CONDITIONAL USE PERMIT NO. 2002-12/BLACK

- A. This Board finds that the proposed Conditional Use Permit No. 2002-12/Black is consistent with the General Plan land use designation of "RC" (Retail Commercial, 7.6 to 24.0 dwelling units per acre [residential units are subject to discretionary approval]) in the Land Use Element of the Inyo County General Plan

[Evidence: The proposed Conditional Use Permit will be consistent with the proposed General Plan Designation of "RC" (Retail Commercial, 7.6 to 24.0 dwelling units per acre [residential units are subject to discretionary approval]).]

- B. This Board further finds that the proposed Conditional Use Permit No. 2002-12/Black will be consistent with the "C-2" (Highway Services and Tourist Commercial) zone district.

[Evidence: Warehouses and storage facilities are a conditional use in the "C-2" (Highway Services and Tourist Commercial) zone district, and thus the Conditional Use Permit will be consistent with the proposed zone.]

- C. This Board further finds that the provisions of Inyo County Code Section 18.81.100 "Conditional Uses – Generally" have been met.

4. CONFORMANCE WITH LAND USE CONDITIONS:

With the continued use of the duplex as a two-family residential unit, and the location of the adjacent residentially zoned parcels, there could be on- and off-site land use incompatibility. Therefore, the residential duplex shall be converted into living quarters for the manager/operator of the storage facility in one unit, and office space for the business in the second unit (the kitchen facilities in the second unit shall be removed). This will convert the now-residential use to a commercial use, and be compatible with the balance of the commercial land use on the 0.74-acre parcel. This conversion shall be completed prior to the issuance of a Certificate of Occupancy by the Inyo County Building and Safety Department.

The applicant/operator shall also limit the hours of operation from dawn to dusk, 7 days per week, with no access on legal holidays. All lighting shall be subdued and inward directed, with motion sensor activation. The facility shall include security fencing, and landscaping that will serve to minimize potential land use impacts. The applicant or operator shall carefully manage visitor trips to the storage units to assure that only those vehicles and lessees that have valid business on the premises are allowed to enter. These conditions shall be in full force and effect for the life of the project.

Conditional use permits, when approved, encumber the property and not the owner(s) of that property. Therefore, if Conditional Use Permit No. 2002-12/Black is approved and implemented, but the approved use (mini storage units) is abandoned after implementation, other future proposed C-2 (Highway Services commercial) land uses, whether permitted or conditional, shall first be reviewed and approved by the Planning Commission (Inyo County Code Section 18.81.100) (see also Condition of Approval No. 8, "Revision to Previous Land Use Classification," below).

5. COMPLIANCE WITH NOISE CONTROL REQUIREMENTS:

This project has the potential to expose persons in the adjacent residential lots, and the existing duplex dwelling on the project property, to noise levels in excess of those standards established for residential land uses. There will be temporary increases in noise levels during construction activities at this project site, and an increase in the ambient noise level from the additional vehicles intermittently entering and exiting the storage unit facility. Therefore, the operator shall limit the hours of operation of the storage facility from dawn to dusk seven days per week. Vehicles that create excessive noise shall not be allowed on the premises, to the greatest extent possible. Signs shall be posted in clearly visible locations stating the hours of operation and the conditions of use, including noise abatement. These requirements shall also be part of the contract agreement between the storage unit owner and the renters of the units. All construction equipment shall be required to be equipped with standard noise abatement mechanisms, and be in proper working order at all times. Construction activities shall adhere to standard working hours of dawn until dusk Monday through Saturday, with no activity scheduled on legal

back to land use designation "RVL" (Residential Very Low density, 2.0 dwelling units per acre, 0.5-acre minimum), and to revert back to zone district "R-2-1.0" (Multiple Residential, 1.0-acre minimum) (Inyo County Code Section 18.81.130). The Planning Commission may, without a hearing, extend the life of any conditional use permit for additional one-year periods upon application filed prior to expiration of the permit.

9. REMOVAL OF MOBILEHOME SEPTIC SYSTEM:

When the mobilehome to be removed, as described and illustrated on the project site plan, the related septic system shall also be removed under permit authority from the Inyo County Environmental Health Department and shall meet all standards and requirements as set forth by this Department.

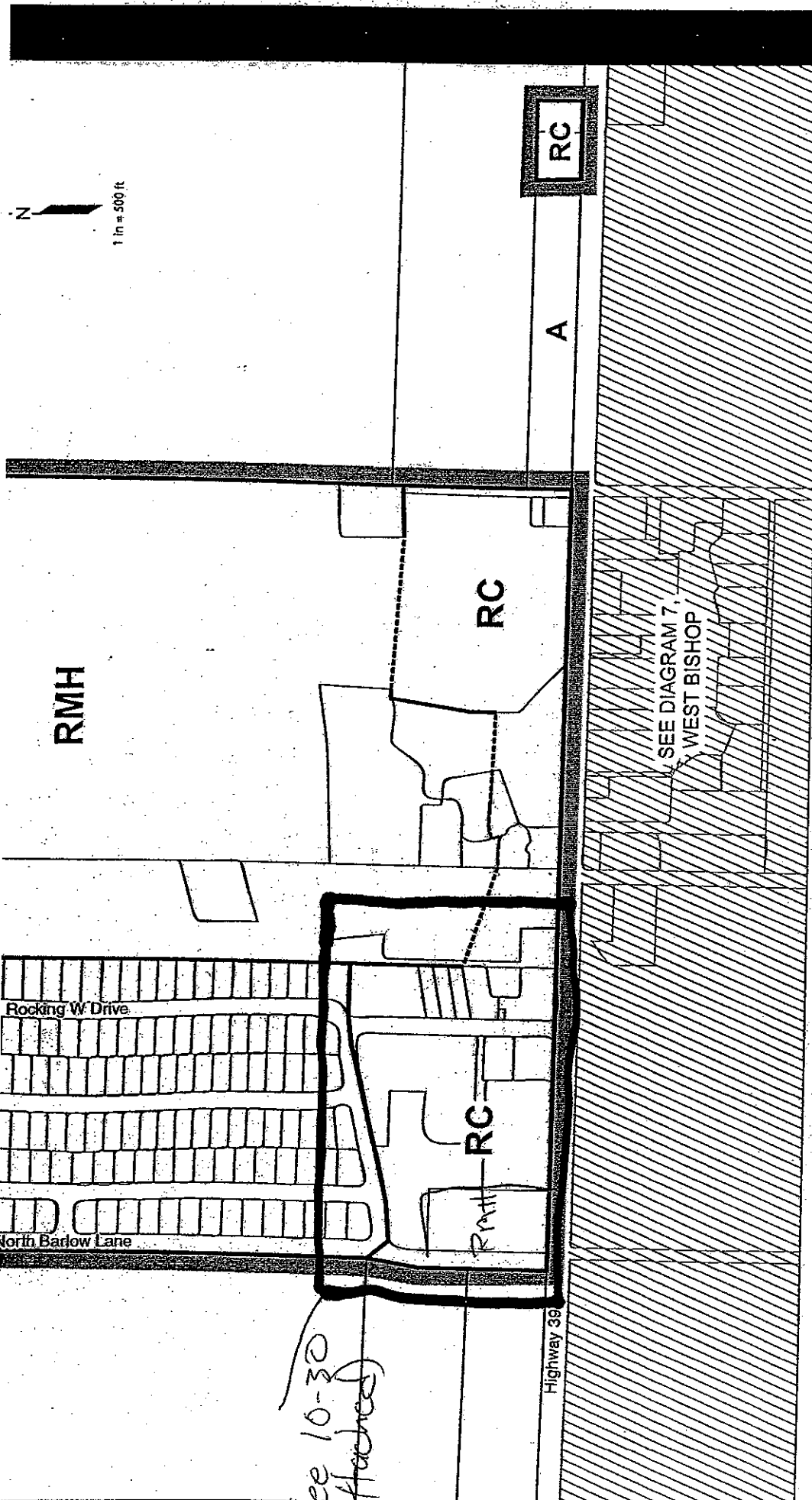
10. AMENDED SITE PLAN:

If Variance No. 2002-06/Black is denied, as a condition of approval of Conditional Use Permit No. 2002-12/Black, the applicant shall be required to submit an Amended Site Plan to the Planning Department that reconfigures the project without encroachments into yard setbacks or into existing or replacement septic systems.

IV. VARIANCE NO. 2002-06/BLACK:

- A. This Board finds that the 25.0-foot encroachment into the required 25-foot front yard setback **does not** meet the affirmative findings for a Variance as set forth in Inyo County Code Section 18.81.060 and Government Code Section 65906.

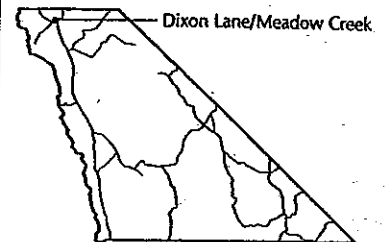
[Evidence: (a.) The existing septic system leach line system, which shall not be included in property dedicated to driveways or building pads, and, to a certain extent, the requirement for a 100% replacement leach field on the project property pursuant to requirements of the Inyo County Environmental Health Department, are self-induced hardships and are not exceptional circumstances applicable to this property that do not generally apply to other properties in the same (proposed) (C-2) zone district. All similarly-situated parcels require septic systems and leach lines. Also, the 100% replacement requirement is the result of the Applicant's request for a change to the C-2 zone; (b.) The result of the 25.0-foot encroachment into the required 25-foot front yard setback could be detrimental to the public welfare, or injurious to the property in the vicinity, because it will result in no setback or separation between the proposed commercial and the adjacent residential property to the south; and (c.) The strict application of the front yard setback on the C-2 project property would not result in practical difficulties and hardships, because the site plan can be modified so that none of the mini-storage buildings encroach into the front yard setback or into the leach line systems. Also, the hardship resulting from observance of the setback requirement is directly related to, and furthers, the very purpose of that requirement.]



Inyo County General Plan

Land Use and Conservation/
Open Space Elements

Diagram 6



Key to Land Use Designations

RESIDENTIAL

- RR Residential Ranch
- RE Residential Estate
- RRM Residential Rural Medium Density
- RRH Residential Rural High Density
- RVL Residential Very Low Density
- RL Residential Low Density
- RM Residential Medium Density
- RMH Residential Medium-High Density
- RH Residential High Density

COMMERCIAL

- CBD Central Business District
- RC Retail Commercial
- HC Heavy Commercial/Commercial Service
- REC Resort/Recreational

INDUSTRIAL

- LI Light Industrial
- GI General Industrial

OTHER

- NH Natural Hazards
- OSR Open Space and Recreation
- PF Public Service Facilities
- A Agriculture
- NR Natural Resources
- SFL State and Federal Lands
- TL Tribal Lands/BIA

Certificate of Adoption

I hereby certify that these elements, consisting of a text and thirty-one (31) maps are the land use and conservation/open space elements of the Inyo County General Plan that was recommended for adoption by the Inyo County Planning Commission on _____

Attest:

Chair, Inyo County Planning Commission

Charles S. Thistlethwaite, Director

Certificate of Adoption

I hereby certify that the elements consisting of a text and thirty-one (31) maps are the land use and conservation/open space elements of the Inyo County General Plan that was adopted by the Inyo County Board of Supervisors on _____

Attest:

Chair, Inyo County Board of Supervisors

Clerk of the Board

Diagrams prepared by: **Jones & Stokes** 1/16/02

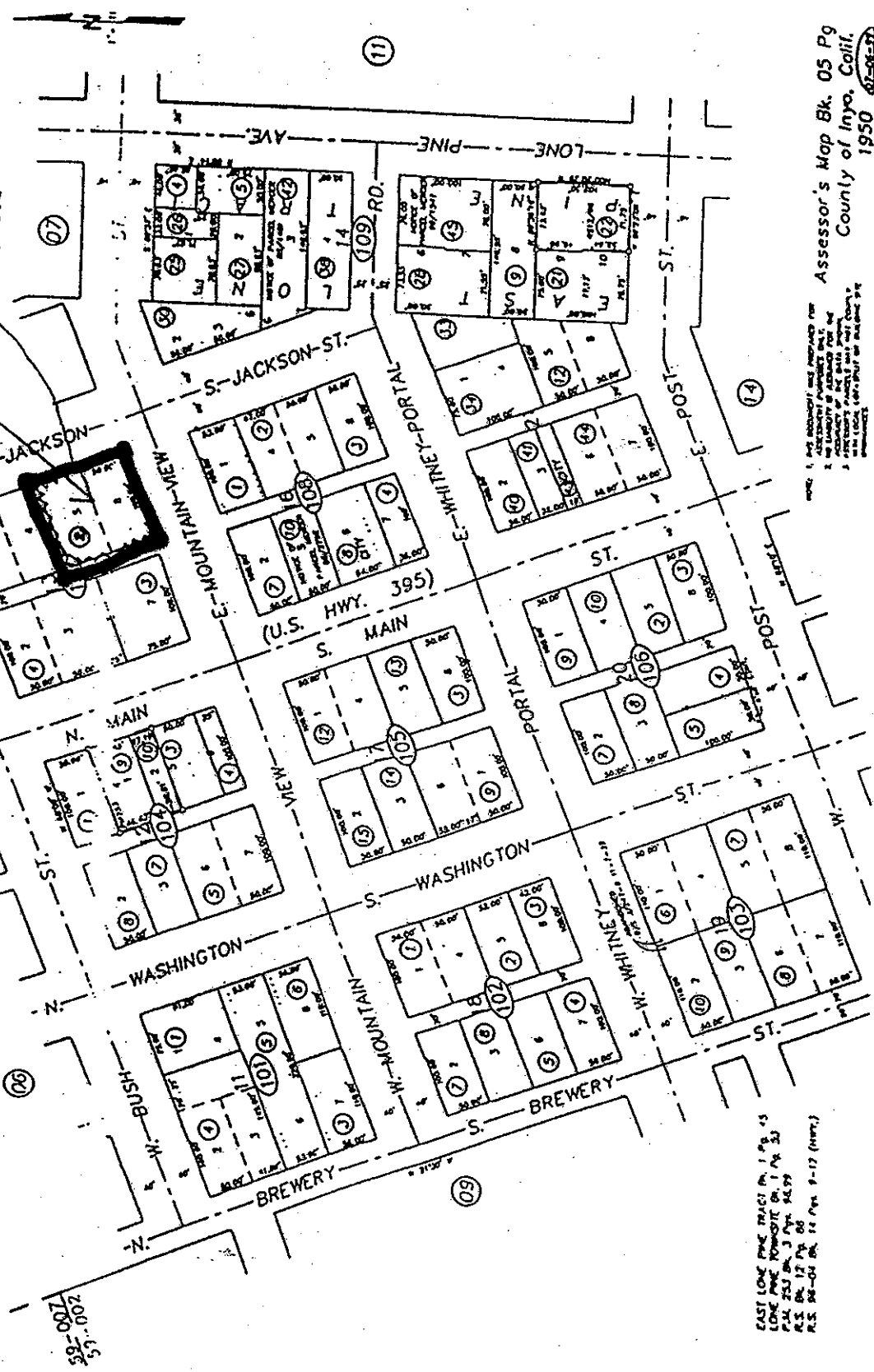
Project site - CBD to RMT

05-

POR. NE1/4 SEC. 28 T.15S. R.36E., M.D.B. & M.

59-002
59-002

TAX MAP AREA
59-002



In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 12th day of APRIL 2005, the following was duly made and entered as follows:

**Planning/Rousek
2003-01/Rousek
Parcel Merger**

The Chairperson opened the public hearing at 10:30 a.m., on the following for property located at 1313 Rowan Lane: (a) General Plan Amendment #2003-01/Rousek to change the General Plan designation from "Retail Commercial" to "Light Industrial"; (b) on a proposed ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2003-01/Rousek and Amending Title 18 of the Inyo County Code, the Inyo County Zoning Ordinance, by Reclassifying a 38,083 Square Foot Parcel of Property Located at 1313 Rowan Lane (APNs 10-302-05 and 10-302-06) in the Community of Bishop From C-2-10,000 (Highway Services and Tourist Commercial, 10,200 Square Feet Minimum) to M-2 (Light Industrial);" (c) Conditional Use Permit #2004-03/Rousek for an increase of Floor Area Ratio (F.A.R.) to 1.0; and (d) Parcel Merger #2003-01/Rousek to create a single parcel from two separate parcels. Ms. Tanda Gretz, Planner, presented the Board with a revised Agenda Request Form and requested that it replace the Agenda Request Form previously provided and be entered into the record. It was marked Exhibit A. She went on to review the Staff Report and recommendations in detail. She noted that the project would now have 19 parking places. At the conclusion of her remarks she requested that the Staff Report and all attachments be entered into the record and it was marked Exhibit B. The Applicant's Architect, the Applicant, Mr. Rousek, and the Company's Sales Manager, Mr. Pietrasanta, addressed the Board to support the project. The Board and Mr. Rousek discussed the status of the relocation of the Matlick House, with Mr. Rousek explaining that he has a viable person interested in the house and that he will continue to attempt to find a resolution to the relocation problem until it is no longer feasible for him to delay his expansion plans. Ms. Pam Mitchell requested and was provided information regarding the zoning change and the impact on local jobs. There being no one else wishing to address this item, the Chairperson closed the public hearing at 11:05 a.m.

**2005-03/Rousek
Parcel Merger
2003-01/Rousek
Parcel Merger**

On a motion by Supervisor Arcularius and a second by Supervisor Cash, Resolution No. 2005-16 was adopted approving the following: General Plan Amendment 2003-01/Rousek; Conditional Use Permit #2004-03/Rousek; Parcel Merger #2003-01/Rousek; and certifying that the requirements of the California Environmental Quality Act have been met: motion unanimously passed and adopted.

**Planning/Rousek
2003-01/Rousek**

Moved by Supervisor Arcularius and seconded by Supervisor Cash to waive the first reading of the ordinance approving Zone Reclassification #2003-01/Rousek and schedule the enactment for 10:00 a.m., Tuesday, April 19, 2005, in the Board of Supervisors Room, at the County Administrative Center, in Independence. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 12th

Day of APRIL 2005



RONALD JULIFF
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other Planning _____

DATE: April 22, 2005

Environmental Impact and thereby certify that the requirements of the California Environmental Quality Act have been satisfied with respect to the Tentative Tract Map, General Plan Amendment, Zone Reclassification and Conditional Use Permit applications; and 2) approve the Rousek, General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Parcel Merger applications; and

WHEREAS, pursuant to that recommendation this Board of Supervisors held a public hearing on April 12, 2005 and considered all written and oral testimony presented concerning the Rousek General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Parcel Merger applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the April 12, 2005 hearing, including the Planning Department Staff Report and the Negative Declaration of Environmental Impact concerning the above described proposed project, this Board makes the following findings:

- 1.) The Draft Negative Declaration of Environmental Impact was prepared and circulated in accordance with the California Environmental Quality Act and reflects the County's independent analysis and judgment and, together with the Initial Study, all comments received on the Negative Declaration, the responses to those comments, and all other information in the record, the Negative Declaration shows that there is no substantial evidence that the project will have a significant effect on the environment. Further, the Matlick House located on the site is not a significant historic resource pursuant to CEQA guidelines.
- 2.) Based on substantial evidence in the record, the proposed General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Parcel Merger are consistent with the Goals and Policies of the Inyo County General Plan.
- 3.) Based on substantial evidence in the record, the proposed General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Parcel Merger are consistent with Title 18 (Zoning Ordinance) and Title 16 (Subdivisions) of the Inyo County Code.
- 4.) The project site is extensively disturbed (already developed) and will not result in the loss of native vegetation or wildlife habitat. Therefore, this project will have a "de minimus" impact on wildlife resources as outlined in the California Department of Fish and Game Code Section 711.4.
- 5.) The proposed use is properly related to other uses and transportation and service facilities in the vicinity.
- 6.) The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.
- 7.) The proposed use is necessary or desirable.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, subject to the previous stated Conditions of Approval, does hereby adopt the negative declaration of environmental impact and approve General Plan Amendment #2003-01/Rousek, Conditional Use Permit #2004-03/Rousek, and Parcel Merger #2003-01/Rousek.

BE IT FURTHER RESOLVED, that the General Plan Amendment and Zone Reclassification approved in this Resolution shall not take effect for thirty days after the date of this Resolution.

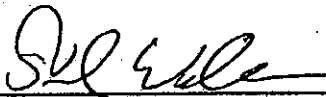
PASSED AND ADOPTED THIS 12th DAY OF APRIL, 2005:

AYES: Supervisors Arcularius, Cash, Williams, Bilyeu and Cervantes

NOES: -0-

ABSTAIN: -0-

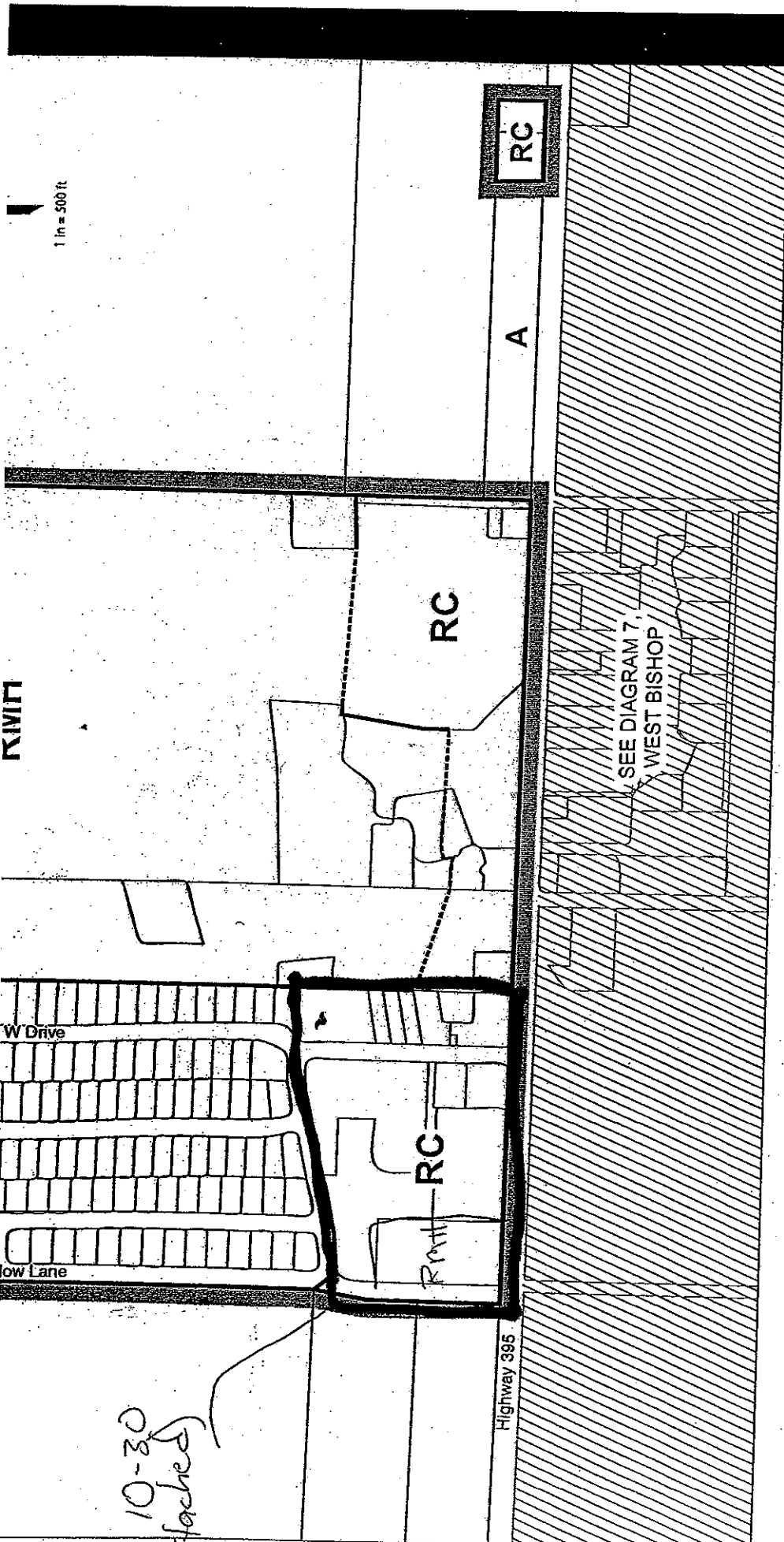
ABSENT: -0-



Ted Williams, Chair
Inyo County Board of Supervisors

ATTEST:
RONALD JULIFF
Clerk of the Board

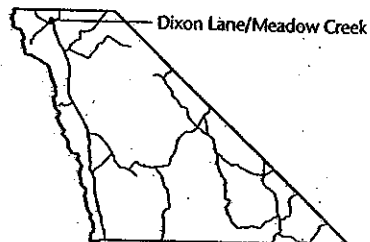
By: 
Pat Gunsolley, Assistant



Inyo County General Plan

Land Use and Conservation/
Open Space Elements

Diagram 6



Key to Land Use Designations

RESIDENTIAL

- RR Residential Ranch
- RE Residential Estate
- RRM Residential Rural Medium Density
- RRH Residential Rural High Density
- RVL Residential Very Low Density
- RL Residential Low Density
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- HC Heavy Commercial/Commercial Service
- REC Resort/Recreational

INDUSTRIAL

- LI Light Industrial
- GI General Industrial

OTHER

- NH Natural Hazards
- OSR Open Space and Recreation
- PF Public Service Facilities
- A Agriculture
- NR Natural Resources
- SFL State and Federal Lands
- TL Tribal Lands/BIA

Certificate of Adoption

I hereby certify that these elements, consisting of a text and thirty-one (31) maps are the land use and conservation/open space elements of the Inyo County General Plan that was recommended for adoption by the Inyo County Planning Commission on _____

Attest:

Chair, Inyo County Planning Commission

Charles S. Thistlethwaite, Director

Certificate of Adoption

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Attest:

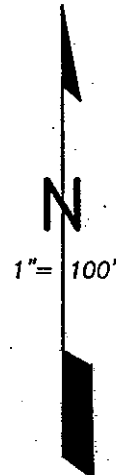
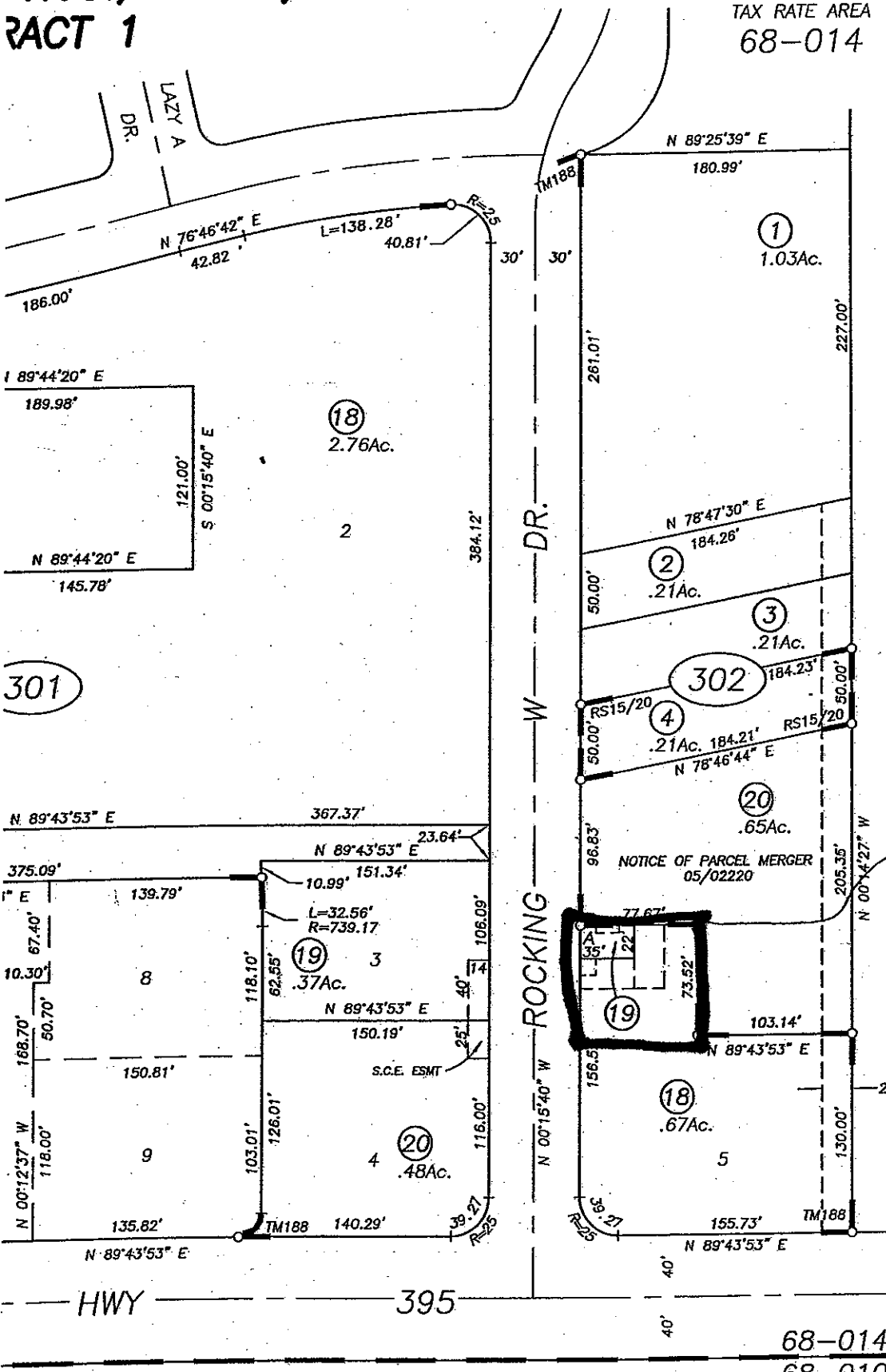
Chair, Inyo County Board of Supervisors

Clerk of the Board

T.6S., R.32E., M.D.B. & M. TRACT 1

TAX RATE AREA
68-014

10-30



RC to LI

42,43

Bk. 11

NOTE: 1. THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Assessor's Map Bk. 10 Pg. 30
County of Inyo, Calif.

1966

03-11-10
02-23-07

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 14th day of *JANUARY, 2003*, an order was duly made and entered as follows:

Planning/P.H.
2002-05/Brunetti

The Chairperson opened the public hearing at 10:40 a.m., to consider an ordinance entitled "An Ordinance of the Board of Supervisors of the County of Inyo, State of California, Approving Zone Reclassification No. 2002-05/Brunetti and Amending Ordinance No. 943, the Inyo County Zoning Ordinance, by Reclassifying a 0.45 Acre Property Located at 33 Elias Road in the Community of Tecopa Hot Springs From C-2-1.0-MH (Highway Services and Tourist Commercial - 1.0 Acre Minimum - Mobilehome Overlay) to RR-1.0-MH (Rural Residential - 1.0 Acre Minimum - Mobilehome Overlay)."

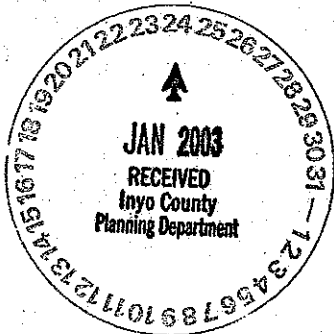
Ms. Adena Fansler, Planner, reviewed the Staff Report and recommendations. There was no one wishing to address this issue. Staff requested that the Staff Report be included in the record. The Chairperson accepted the Staff Report and closed the public hearing at 10:45 a.m.

Resol. #2003-03/
2002-05/Brunetti
CEQA Cert.

On a motion by Supervisor Bear and a second by Supervisor Williams, Resolution No. 2003-03 was adopted approving the Mitigated Negative Declaration of Environmental Impact for General Plan Amendment No. 2002-05/Brunetti and Zone Reclassification No. 2002-05/Brunetti certifying that the requirements of the California Environmental Quality Act have been satisfied with respect to those actions and amending the Land Use Element of the 2001 Inyo County General Plan by redesignating a 0.45 acre parcel located at 33 Elias Road in the Tecopa Hot Springs area from "Retail Commercial" to "Residential Rural-High Density." motion unanimously passed and adopted.

Planning/2002-05/
Brunetti Ordin.

Moved by Supervisor Bear and seconded by Supervisor Williams to waive the first reading of the proposed ordinance approving Zone Reclassification No. 2002-05/Brunetti and schedule 10:05 a.m., January 21, 2003, in the Board of Supervisors Room, at the County Administrative Center in Independence, as the time, date, and place for the enactment. Motion carried unanimously.



WITNESS my hand and the seal of said Board this 14th

Day of JANUARY 2003



RENÉ L. MENDEZ
Clerk of the Board of Supervisors

By

Patricia Gunsolley
Patricia Gunsolley, Assistant

Rolling
CC
Purchasing
Personnel
Auditor
CAO
Other Planning
DATE: January 20, 2003

considered all written and oral testimony presented concerning the Brunetti General Plan Amendment and Zone Reclassification applications.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on that information and recommendation this Board takes the following actions:

I. CERTIFICATION THAT THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) HAVE BEEN SATISFIED.

- A. Based upon the Initial Study, Environmental Checklist and Draft Mitigated Negative Declaration of Environmental Impact for General Plan Amendment #2002-5/Brunetti and Zone Reclassification #2002-5/Brunetti, and all oral and written comments received, this Board adopts the Mitigated Negative Declaration and certifies that the requirements of CEQA have been satisfied with respect to those two applications.

[Evidence: An Initial Study was completed and a Draft Mitigated Negative Declaration of Environmental Impact/Environmental Assessment was prepared by Inyo County Planning Department for this project on August 23, 2002. The comment period for the Draft Mitigated Negative Declaration ended on September 12, 2002. All impacts identified in the Draft Mitigated Negative Declaration and in comments thereon have been eliminated or reduced to a level of less than significant.]

II. GENERAL PLAN AMENDMENT NO. 2002-05/BRUNETTI

- A. This Board finds that the proposed amendment of the Inyo County General Plan Land Use designation from "Retail Commercial" to "Residential Rural -High Density" on the Brunetti property at 33 Elias Road in the community of Tecopa Hot springs will make such designation on that property compatible with the adjacent General Plan Land Use Element designations and therefore approves said amendment.

[Evidence: The subject property is bordered on two sides by similar "Residential Rural - High Density" General Plan Land Use designations.]

PASSED AND ADOPTED THIS 14th DAY OF JANUARY, 2003

AYES:

NOES:

ABSTAIN:

ABSENT:

Michael Dorame, Chair
Inyo County Board of Supervisors

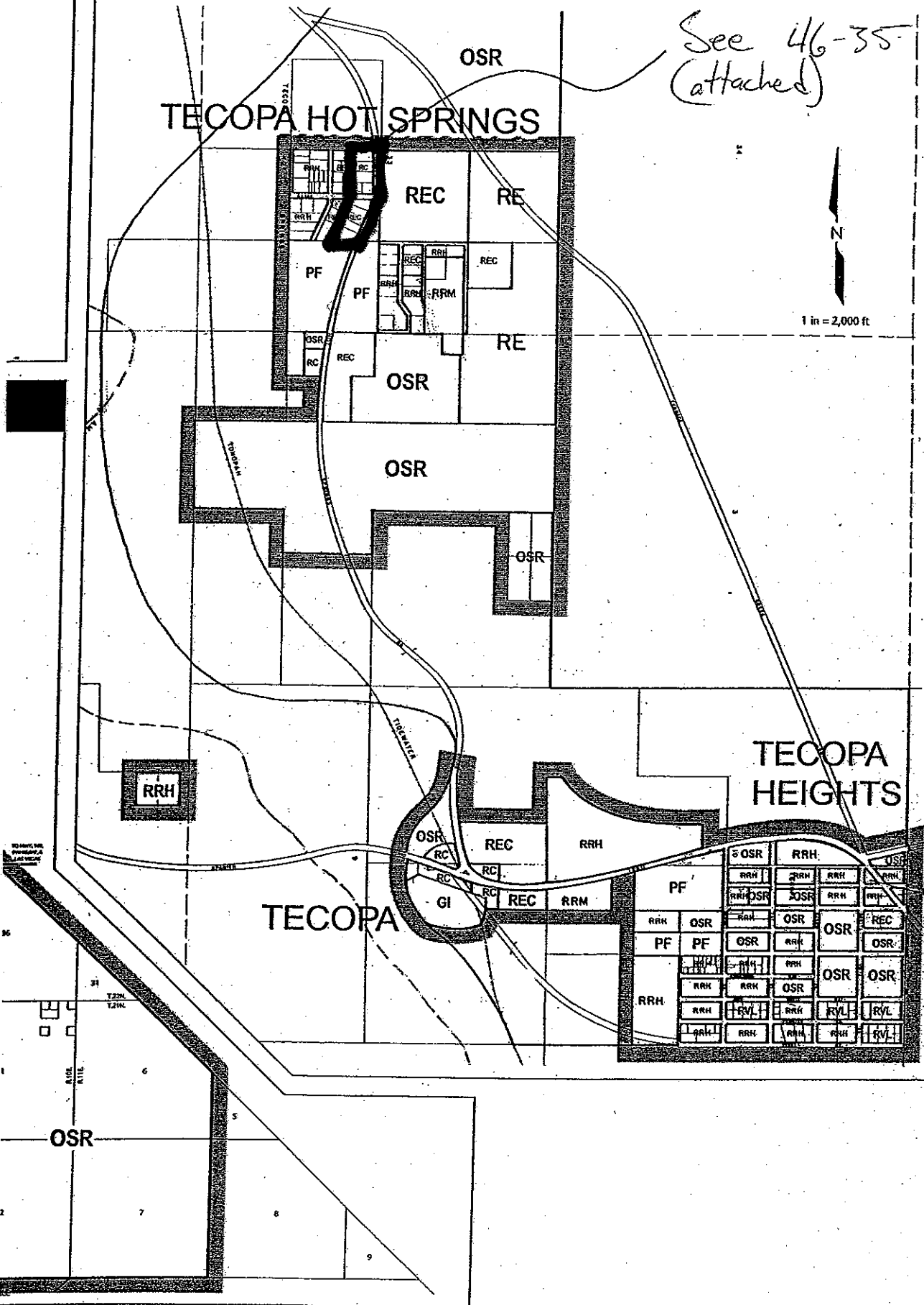
ATTEST:

RENÉ MENDEZ

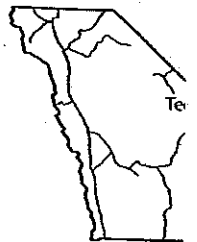
Clerk of the Board

By: _____
Pat Gunsolley, Assistant

Tecopa, Tecopa Heights, and Tecopa Hot Springs



Inyo County General Land Use and Open Space Diagram



Key to Land

RESIDENTIAL	
RR	Residential Rural
RE	Residential Estate
RRM	Residential Rural Medium Density
RRH	Residential Rural High Density
RVL	Residential Very Low Density
RL	Residential Low Density
RM	Residential Medium Density
RRH	Residential Medium Density High Density
RR	Residential High Density

COMMERCIAL	
CBD	Central Business District
RC	Retail Commercial
HC	Heavy Commercial
REC	Resort/Recreation
INDUSTRIAL	
LI	Light Industrial
GI	General Industrial
OTHER	
NH	Natural Hazard
OSR	Open Space
PF	Public Service
A	Agriculture
NR	Natural Resource
SFL	State and Federal
TL	Tribal Lands/BL

Certificate of Adoption
I hereby certify that the [text] of a text and thirty-one use and conservation/o the Inyo County General Planning Commission

Attest:

Chair, Inyo County Planning

Charles S. Thistlethwaite, E

Certificate of Adoption
I hereby certify that the [text] of a text and thirty-one (3 use and conservation/o the Inyo County General by the Inyo County Board

Attest:

Chair, Inyo County Board

Clerk of the Board

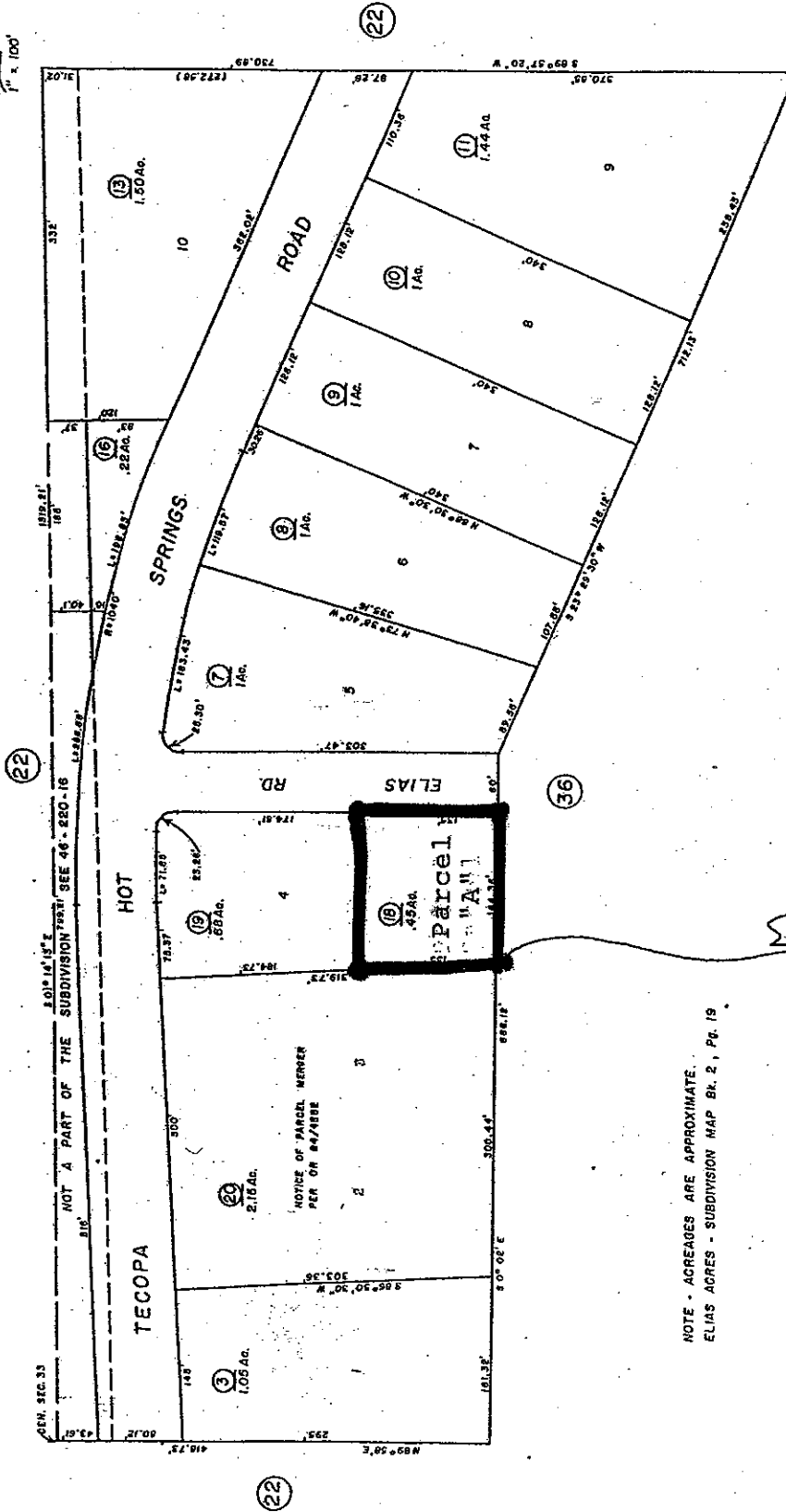
Diagrams prepared by: 3

POR. NE 1/4 SW 1/4 SEC. 33 T. 21N., R. 7E., S.B.B. & M.

TAX RATE AREA

56-004

46-35



NOTE - ACRES ARE APPROXIMATE.
ELIAS ACRES - SUBDIVISION MAP BK. 2, Pg. 19

EXHIBIT "A"

Assessor's Map Bk. 46 - Pg. 35

County of Inyo, Calif.

1961

Resolution 2003-03
RC to RH

In the Rooms of the Board of Supervisors

County of Inyo, State of California

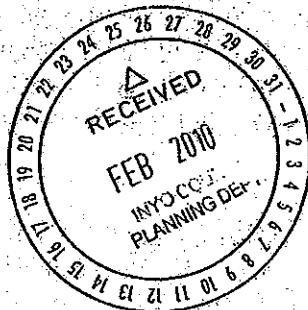
I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 16th day of *February*, 2010 an order was duly made and entered as follows:

Planning/General Plan Governmental Element Update Public Hearing

The Chairperson opened the public hearing at 10:30 a.m., regarding the General Plan Government Element Update (General Plan Amendment No. 2009-04/Inyo County). Mr. Josh Hart, Senior Planner, reviewed the Staff Report and recommendations. At the conclusion of his remarks, Mr. Hart requested that the Staff Report and all attachments be entered into the record and they were marked as Exhibit A. Mr. Dave Tanksley addressed the Board to support the Update. There was no one else wishing to address this item. The Chairperson closed the public hearing at 10:44 a.m. The Board and Staff discussed the Update in detail and at length with the Board making recommendations for specific technical changes to provide better clarification. Additionally, Supervisor Arcularius requested that once the Update is finalized that copies be forwarded to RCRC, CSAC and NACo.

Resol. #2010-10/ G.P. Government Element Update

On a motion by Supervisor Arcularius and a second by Supervisor Cash, Resolution No. 2010-10 was approved (a) finding the project (General Plan Amendment No. 2009-04/Inyo County) exempt from the requirements of the California Environmental Quality Act (CEQA), as amended by staff to incorporate items identified by the Board during the discussion of this item, and (b) making certain findings with respect to and approve the General Plan Government Element Update (General Plan Amendment No. 2009-04/Inyo County): motion unanimously passed and adopted, with Supervisor Brown absent. At the conclusion of this item Mr. Dave Tanksley and Mr. Jim Scott addressed the Board to make additional remarks about protecting the ability to use the natural resources found in Inyo County.



WITNESS my hand and the seal of said Board this 16th

Day of February 2010



Patricia Gunsolley
Patricia Gunsolley, Assistant

By:

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other Planning _____

DATE: February 24, 2010

ALTERNATIVES:

- Direct modifications to the Element
- Refer the item back to the Planning Commission for further input
- Return to staff with other direction

OTHER AGENCY INVOLVEMENT:

Numerous federal, State, and local agencies; Environmental Health, Public Works, and Water Departments.

FINANCING:

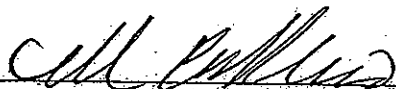
Funds for the update effort are allocated from geothermal royalties by operating transfer to the General Fund/Planning Department budget.

APPROVALS

COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS (Must be reviewed and approved by county counsel prior to submission to the board clerk.) <i>Bill YES 2-6-10</i>
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.)

DEPARTMENT HEAD SIGNATURE:

(Not to be signed until all approvals are received)



Date: 2/9/10

Exhibits:

- A. Board Resolution
- B. Draft Updated Government Element
- C. Planning Commission Agenda Report

1506.2, 40 C.F.R. Section 1506.2(d); Historic Preservation Act of 1966 Regulations – 36 C.F.R. Section 800.5; Soil and Water Resources Conservation Act – 16 U.S.C. Section 2003(b) and 16 U.S.C. Section 2008; Rural Environmental Conservation Act – 16 U.S.C. Section 1508; Resource Conservation Act of 1981 – 16 U.S.C. Section 3411, 16 U.S.C. Section 3432, 16 U.S.C. Section 3451, 16 U.S.C. Section 3455, 16 U.S.C. Section 3456(a)(4); Presidential Executive Order 12866 – Regulatory Planning and Review (September 30, 1993); and, Presidential Executive Order 12630 – Governmental Actions and Interference with Constitutionally Protected Property Rights (March 15, 1988); and

WHEREAS, the County's input has not always been heard or incorporated into other local, State, and/or federal planning efforts, despite requirements to coordinate with local government; and

WHEREAS, pursuant to Senate Bill 18 (SB18) and Government Code Section 65352.3, on October 21, 2009 the County requested a list of appropriate Native American contacts from the California Native American Heritage Commission (NAHC) from whom to request consultation regarding the Government Element update; and

WHEREAS, the NAHC transmitted a list of native American contacts to the County on October 27, 2009 for purposes of SB18 consultation regarding the Government Element update; and

WHEREAS, on November 6, 2009 correspondence was transmitted to the contact list provided by the NAHC requesting consultation regarding the Government Element update; and

WHEREAS, a draft updated Government Element has been prepared to include, amongst other topics, a definition of coordination, updated and expanded Goals and Policies, creation of a Land Use Committee to assist the County in its coordination efforts, references to relevant rules, regulations, and maps of important mineral resources in the County, and which was made available for public inspection on January 18, 2010; and

WHEREAS, the Inyo County Board of Supervisors, through Section 15.12.040 of Inyo County Code, has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15022 of the California Environmental Quality Act (CEQA) Guidelines, which is responsible for the environmental review of all County projects; and

WHEREAS, the updated Government Element is a policy document, and works to enhance collaboration between the County and other government agencies relative to the existing Element, and the Element itself has no potential to directly impact the environment, and is therefore not subject to CEQA per the "General Rule" [CEQA Guidelines, Section 15061(b)(3)], and although future actions per the policies contained in the Government Element may have the potential to impact the environment, these

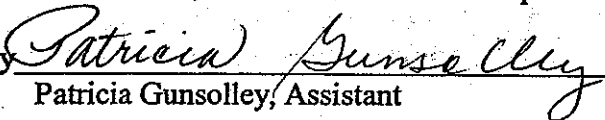
PASSED AND ADOPTED THIS 6th DAY OF APRIL 2004, by the following vote of the Inyo County Board of Supervisors:

AYES: Supervisors Arcualrius, Bear, Williams, Hambleton and Dorame
NOES: -0-
ABSTAIN: -0-
ABSENT: -0-


Carroll "Butch" Hambleton, Chairman

ATTEST:

René L. Mendez, Clerk of the Board of Supervisors

By 
Patricia Gunsolley, Assistant

RESOLUTION NO. 2004- 11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, APPROVING AND ADOPTING AMENDMENTS TO THE 2001 INYO COUNTY GENERAL PLAN GOALS AND POLICIES REPORT, SECTION 4.2, LAND USE, TO ALLOW FOR INCREASES, BY CONDITIONAL USE PERMIT, IN THE FLOOR AREA RATIO IN THE HEAVY COMMERCIAL/COMMERCIAL SERVICE, LIGHT INDUSTRIAL, AND GENERAL INDUSTRIAL LAND USE DESIGNATIONS, WHICH AMENDMENTS ARE COLLECTIVELY REFERRED TO AS GENERAL PLAN AMENDMENT # 2004-01, AND CERTIFYING THAT THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT HAVE BEEN MET WITH REGARD TO THAT ACTION

WHEREAS, on December 11, 2001, the Board of Supervisors adopted the Goals and Policies Report of the Inyo County General Plan (hereinafter referred to as the "General Plan"); and

WHEREAS, Section 65358 of California Government Code provides that a board of supervisors may amend all or part of an adopted General Plan if it deems it to be beneficial to the public interest; and

WHEREAS, on April 15, 2003, this Board of Supervisors adopted a Resolution and therein directed staff to initiate amendments to the General Plan to permit consideration of an increase in the allowable Floor Area Ratio (FAR) in specific land use designations; and

WHEREAS, pursuant to that directive Planning Department staff drafted proposed General Plan amendments, which read as follows (~~deleted language is struck through~~, *new language is in italics*):

Goal LU-3, 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 FAR shall not exceed 0.40.~~ *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.

Goal LU-4, 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 not significant air, odor, water, visual or hazard issues. ~~The FAR shall not exceed 0.50.~~ *The standard FAR for this designation is .50, but may be increased under certain circumstances with a Conditional Use Permit up to 1.20.*

"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 0.60. 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."

BE IT FURTHER RESOLVED, that the increase to the FAR is consistent with the following Inyo County General Plan Goals:

- Goal ED-3, Local Retail & Service Commercial Land Uses: Promote increased capacity to serve local citizens within the County's established urbanized areas.
- Goal LU-3, Commercial: Provide commercial land uses that adequately serve the existing and anticipated future needs of the community and surrounding environs.

BE IT FURTHER RESOLVED, that based on all of the written and oral comment and input received at the XXXX, 2009, hearing, including the Planning Department Staff Report and the Negative Declaration of Environmental Impact concerning the above described project, this Board makes the following findings regarding General Plan Amendment #2008-02/Poole:

- 1.) Based on substantial evidence in the record, the proposed General Plan Amendment is consistent with the Goals and Policies of the Inyo County General Plan.
- 2.) Based on substantial evidence in the record, the proposed General Plan Amendment is consistent with Title 18 (Zoning Ordinance).
- 3.) The proposed use is properly related to other uses and transportation and service facilities in the vicinity.
- 4.) The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.
- 5.) The proposed use is necessary or desirable.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby approve General Plan Amendment #2008-02/Poole.

BE IT FURTHER RESOLVED, that upon consideration of the written information and oral testimony received at said public hearings, including the Planning Commission Staff Report, and based upon the entirety of the record, this Board of Supervisors approves Conditional Use Permit #2008-04/Poole, subject to the following Conditions of Approval:

- 1.) Hold Harmless: As a condition of approval of General Plan Amendment #2008-02/Poole, Zone Text Amendment #2008-03/Poole, and Conditional Use Permit #2008-04/Poole, the applicant shall defend, indemnify and hold harmless Inyo County (County), its agents, officers, and employees from any claim, action or proceeding against the

RESOLUTION NO. 2009-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, CERTIFYING AND ADOPTING THE NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT CONCERNING, AND MAKING CERTAIN FINDINGS WITH RESPECT TO AND APPROVING, GENERAL PLAN AMENDMENT #2008-02/POOLE, ZONE TEXT AMENDMENT #2008-03/POOLE AND CONDITIONAL USE PERMIT #2008-04/POOLE

WHEREAS, the Inyo County Board of Supervisors, through Section 15.12.040 of Inyo County Code, has designated the Planning Commission as the Environmental Review Board pursuant to Section 15002 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, pursuant to Section 15025 of the State CEQA Guidelines as implemented by Section 15.12.040 of the Inyo County Code (CEQA Procedures), the Planning Commission is responsible for the environmental review of all County projects; and

WHEREAS, the Inyo County Planning Department completed an Initial Study/Environmental Checklist and Draft Negative Declaration of Environmental Impact pursuant to CEQA concerning applications for General Plan Amendment #2008-02/Poole and Zone Text Amendment #2008-03/Poole for all properties designated Retail Commercial (RC) in Inyo County, and Conditional Use Permit #2008-04/Poole for property located at 188 Pa Me Lane, Bishop, which is designated Retail Commercial (RC), zoned General Commercial & Retail (C-1) and is the site of a residence and cabinet making business; and

WHEREAS, General Plan Amendment #2008-02/Poole proposes to amend Policy LU-3.2 in the Inyo County General Plan to increase the allowed maximum Floor Area Ratio (FAR) from 0.40 to 0.60 for property designated Retail Commercial (RC) under the Inyo County General Plan; and

WHEREAS, the Inyo County Planning Department circulated said Initial Study and Draft Negative Declaration of Environmental Impact for a 30-day public review period as required by Section 15.32.060 of Inyo County Code, commencing on November 29, 2008, and ending on December 29, 2008; and

WHEREAS, the Inyo County Planning Commission is required to conduct a public hearing on proposed General Plan Amendments, and Zone Reclassifications, and to make a recommendation to the Board of Supervisors thereon on General Plan Amendments and Zone Reclassifications (Sections 65854 and 65855 of Government Code); and

WHEREAS, at a noticed public hearing on February 25, 2009, the Planning Commission considered the Draft Negative Declaration of Environmental Impact, report of staff, and all oral and written comments to date regarding this project; and

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.

- **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.

- **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

- 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 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;

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.

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-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

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

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

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

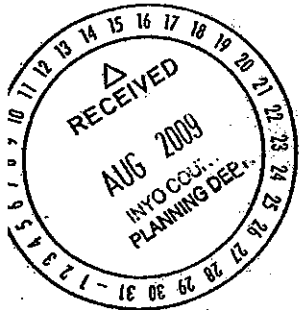
The Board believes it is a fundamental principle of the United States' democratic and constitutional government that members of American communities be provided the means to maintain and enhance the environment and quality of life in their communities. It is fundamental to the concept of self-government 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

In the Rooms of the Board of Supervisors

County of Inyo, State of California

I, HEREBY CERTIFY, that at a meeting of the Board of Supervisor of the County of Inyo, State of California, held in their rooms at the County Administrative Center in Independence on the 4th day of AUGUST, 2009 an order was duly made and entered as follows:

Planning Dept./
2009 Housing
Element Update



The Chairperson opened the public hearing at 11:25 a.m., regarding General Plan Amendment No. 2009-02/Inyo County (2009 Housing Element Update). Mr. Josh Hart, Senior Planner reviewed the Staff Report and recommendations concerning the Housing Element Update. He presented the Board with a revision to modify Program 2.1.2 He went on to specifically review certain aspects of the Update, as well as respond to questions from the Board. Mr. Hart also added to the record a letter received from Mr. Mike Johnston of Bishop questioning the Housing Element not addressing non-conforming properties. Mr. Mike Conklin, Planning Director, provided further explanation and information on non-conforming properties. The Board requested that the following clarifications and changes be made:

- A) all references to the Hanby Property be clarified to note that there are no concrete plans by the City of Bishop to annex this property;
- B) clarify the term "work with the City of Bishop" to include "where appropriate;"
- C) change all references of the word "coordination" to "work with other agencies as appropriate;"
- D) references to federal agencies add the State of California and the National Parks Service.

The Chairperson closed the public hearing at 12:10 p.m.

Resol. #2009-30/
Housing Element
Update

On a motion by Supervisor Arcularius and a second by Supervisor Cash, Resolution No. 2009-30 was approved (1) making certain findings with respect to General Plan Amendment No. 2009-02/Inyo County (2009 Housing Element Update), (2) making certain findings with respect to and adopting a Negative Declaration/Initial Study for the 2009 Housing Element Update, and (3) adopting General Plan Amendment No. 2009-02/Inyo County as amended: motion unanimously passed and adopted.

Moved by Supervisor Arcularius and seconded by Supervisor Cash to direct Planning Staff to submit the Housing Element Update to the California Department of Housing and Community Development (HCD) for certification. Motion carried unanimously.

WITNESS my hand and the seal of said Board this 4th

Day of AUGUST 2009



Patricia Gunsolley
Patricia Gunsolley, Assistant

By:

Routing

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other-Planning _____

DATE: August 12, 2009

WHEREAS, the Inyo County Planning Commission held a noticed public hearing on March 25, 2009 and considered the draft updated Housing Element, the staff report, and public comments, and unanimously recommended that the Board of Supervisors conceptually adopt the draft updated Housing Element with specified modifications and submit it to HCD for its preliminary review; and

WHEREAS, the Planning Commission's recommendations were incorporated into the draft updated Housing Element, and the Inyo County Board of Supervisors held a noticed public hearing on April 21, 2009 and considered the draft updated Housing Element, the staff report, and public comments, and on a unanimous vote conceptually adopted the draft updated Housing Element with specified modifications and directed staff to submit it to HCD; and

WHEREAS, the Board of Supervisors' recommendations were incorporated into the draft updated Housing Element, and it was submitted to HCD on May 5, 2009; and

WHEREAS, pursuant to Senate Bill 18 (SB18) and Government Code Section 65352.3, on March 30, 2009 the County requested a list of appropriate Native American contacts from the California Native American Heritage Commission (NAHC) from whom to request consultation regarding the Housing Element update; and

WHEREAS, the NAHC transmitted a list of native American contacts to the County on April 8, 2009 for purposes of SB18 consultation regarding the Housing Element update; and

WHEREAS, on April 20, 2009 correspondence was transmitted to the contact list provided by the NAHC requesting consultation regarding the Housing Element update; and

WHEREAS, representatives from the Bishop Paiute Tribe and the Big Pine Band of Owens Valley requested consultation, and met with County representatives on May 28, 2009 and May 29, 2009 respectively, and the consultative process has continued throughout the Housing Element update; and

WHEREAS, HCD transmitted correspondence to the County on July 3, 2009 requesting modifications to the draft updated Housing Element to bring it into compliance with State law; and

WHEREAS, the suggested modifications were incorporated into the draft updated Housing Element appropriately, and a final draft updated Housing Element was produced and made available for public review on July 15, 2009; and

WHEREAS, the Inyo County Board of Supervisors, through Section 15.12.040 of Inyo County Code, has designated the Planning Commission to serve as

- 5.) Based on substantial evidence in the record, the updated Housing Element complies with California Government Code Section 65580 et seq. (i.e., the State's regulations for Housing Elements).

WHEREAS, pursuant to that recommendation, this Board of Supervisors held a public hearing on August 4, 2009, and considered all written and oral testimony presented concerning General Plan Amendment No. 2009-02.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comment and input received at the August 4, 2009, hearing, including the Planning Department Staff Report concerning the above described proposed project, this Board makes the following findings:

- 1.) An ND/IS was prepared and circulated in accordance with CEQA and reflects the County's independent analysis and judgment. Together with the ND/IS, all comments received, the responses to those comments, and all other information in the record, the ND/IS demonstrates that there is no substantial evidence that the project will have a significant effect on the environment.
- 2.) Based on substantial evidence in the record, the proposed updated General Plan Housing Element is consistent with the goals and policies of the Inyo County General Plan.
- 3.) Based on substantial evidence in the record, the proposed updated General Plan Housing Element is consistent with the purposes and intent of Title 18 (Zoning Ordinance) of the Inyo County Code.
- 4.) Consistent with California Government Code Section 65585, the County submitted the draft updated Housing Element to HCD, and HCD provided comments regarding said document, and the County has modified the Element appropriately in response to those comments as illustrated in the subsequent staff reports, oral testimony, and correspondence with HCD.
- 5.) Based on substantial evidence in the record, the updated Housing Element complies with California Government Code Section 65580 et seq. (i.e., the State's regulations for Housing Elements).

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, on the recommendation of the Planning Commission, does hereby approve and adopt General Plan Amendment No. 2009-02 (2009 General Plan Housing Element Update), and adopt the ND/IS for the project.



housing market and to focus on the tools it has at its disposal to facilitate the development of housing affordable to all income levels.

CHAPTER FIVE: HOUSING PROGRAM

This section of the Housing Element contains goals and policies the County will adopt and implement to address a number of important housing-related issues. Six major issue areas are addressed by the goals and policies of the Housing Element: (1) maintain the supply of sound, affordable housing through the conservation of existing sound housing stock; (2) provide adequate sites for housing; (3) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; (4) increase opportunities for homeownership; (5) remove constraints to the development of affordable housing; and (6) promote equal opportunity of housing choice for all residents. Each issue area and the supporting goals and policies are identified and discussed in the following section. Implementation measures identifying the time frame in which each policy will be implemented and the responsible entity follows the discussion of each program.

GOALS AND POLICIES

Maintenance and Preservation of Housing

Existing housing conditions vary considerably throughout Inyo County. Although much of the housing stock may be sound, there are many dwelling units that are dilapidated or require substantial repairs. As the County's housing stock continues to age, ongoing maintenance is vital to prevent widespread deterioration. The Housing Element focuses on expanding rehabilitation efforts by pursuing available federal and state funds to upgrade and maintain the County's housing stock.

Goal 1.0 To maintain the existing housing stock and eliminate substandard housing conditions in Inyo County.

Policy 1.1 Housing Rehabilitation Funding

The County may consider seeking additional federal and state funds for housing rehabilitation and weatherization assistance.

Program 1.1.1: The County supports the provision of rehabilitation assistance to lower-income owner- and renter-occupied households to facilitate unit upgrading. The County will encourage initiation of a rehabilitation program with the goal of improving 15 units over the planning period (3 per year).

Funding: Community Development Block Grant (CDBG). The County shall encourage financing housing rehabilitation efforts and affordable housing construction. To do this, the County shall consider and if appropriate complete grant applications for CDBG and possibly HOME funds. Research available state funds on an annual basis and pursue as appropriate (as Notice of Funding Availability (NOFA) is released).

Responsible Party: Planning Department



Time Frame: Ongoing

Program 1.4.2: The County shall work to provide assistance to low-income households with utility bills by encouraging utilities and local housing service providers to continue to implement and expand programs to assist such households, including reductions and other utility assistance programs for income-qualified candidates. Augment current program funding

Funding: CDBG

Responsible Party: Planning Department, local housing service providers, Southern California Edison, Los Angeles Department of Water and Power (LADWP)

Time Frame: Annually review opportunities to fund energy assistance programs

Program 1.4.3: The County shall continue to encourage utility providers and local housing service providers in reducing housing cost through energy conservation by providing households with light bulbs, reduced price energy-efficient appliances, energy audits, and other services.

Funding: Southern California Edison

Responsible Party: Housing service providers, Southern California Edison, Los Angeles Department of Water and Power (LADWP)

Time Frame: Annually assess ways to encourage energy conservation

Provision of Adequate Sites

Less than 2 percent of the land in Inyo County is available for development due to large public land holdings. Limited land resources severely restrict the amount of residential development that is able to occur in the county. The County will need to play an active role in identifying land suitable for new housing.

Goal 2.0 To provide adequate sites for residential development.

Policy 2.1 Vacant and Underutilized Land

The County will work with the City of Bishop, where appropriate, to facilitate the development of vacant and underutilized residential parcels identified in the Housing Element residential site inventory **Program 2.1.1:** The County shall maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and to the real estate community. This inventory will include DWP land release sites.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Annually monitor list to add or delete sites as necessary; Ongoing



philanthropic institutions, offices, banks, eating establishments, laundry, or dry-cleaning, self-service automatic laundry; and tailor, dressmaking or shoe repair shops among other uses. In addition, there are both vacant and underutilized parcels totaling approximately 193 acres of C-2 land throughout the County, primarily on the north side of Bishop and the south side of Lone Pine.

The amendment will outline the written objective development and management standards that may be administratively applied to emergency shelter project applications. Those standards include the following:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: August 2010

Program 2.2.2: According to Chapter 633 of the Statutes of 2007, also known as SB 2, the County must explicitly allow both supportive and transitional housing types in all residential zones. The County shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: August 2010



Program 3.1.2: The County shall provide expanded affordable housing opportunities by partnering with local organizations and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low-, very low-, or low-income households.

Funding: Available state, federal, and local funds (HOME, MHP, CDBG, etc.)

Responsible Party: Planning Department, local housing service providers

Time Frame: At-minimum, review opportunities annually and ongoing or as opportunities arise

Program 3.1.3: The County will explore an Employer Assisted Housing Program by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County, including housing for lower- and moderate-income households, such as those with teachers, police officers and sheriff's deputies, nurses, etc.

Funding: Planning Department Budget; available state, federal, and local funds (HOME, MHP, CDBG, etc.)

Responsible Party: Planning Department, local housing service providers

Time Frame: Form a working group by August 2011

Program 3.1.4: The County will continue to implement the final Housing Plan developed by the Housing Task Force adopted in 2005 in conjunction with the Housing Element programs.

Funding: Planning Department Budget

Responsible Party: Planning Department, local housing service providers

Time Frame: Per Housing Element implementation schedule; ongoing

Program 3.1.5: The County shall support local housing assistance providers in their work to assist in locating roommates to share existing housing. This will be accomplished by contributing to funding and assisting in program outreach to expand program utilization.

Funding: Planning Department Budget

Responsible Party: Planning Department, local housing service providers

Time Frame: Assess the need of local housing assistance providers annually.

Policy 3.2 High Density Housing

The County shall encourage the development of higher density housing in appropriate locations throughout the communities. Locate higher density residential development within close proximity to services, jobs, transit, recreation, and neighborhood shopping areas.



Funding: Planning Department Budget, Mobilehome Park Resident Ownership Program (MPROP)

Responsible Party: Planning Department, local housing service providers

Time Frame: Ongoing on an as-needed basis and as NOFAs for MPROP are released

Program 3.4.2: The County will continue to allow manufactured housing as a permitted use in all residential zones.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Ongoing

Policy 3.5 Financial Assistance for Housing

Provide financial assistance for the conservation and/or development of housing affordable to extremely low-, very low-, and low-income households.

Program 3.5.1: The County will support the efforts of local housing service providers to assist low-income households with utility bills by providing assistance to a minimum of 150 households annually through the L1 HEAP (Low-income Energy Assistance Program).

Funding: State Department of Economic Opportunity, CDBG

Responsible Party: Planning Department, local housing service providers

Time Frame: Ongoing

Program 3.5.2: The County shall encourage rental subsidies for lower-income families and elderly persons. The County shall encourage listing of rental units with local housing service providers. Work with HCD to receive additional subsidies for rental assistance.

Funding: HUD Section 8 Housing Choice Vouchers

Responsible Party: Planning Department, local housing service providers

Time Frame: Semi-annually and ongoing as opportunities arise.

Program 3.5.3: The County shall provide for the continued affordability of the County's low- and moderate-income housing stock. Although not anticipated, if any deed-restricted affordable units currently serving County residents are at risk of converting to market rates, the County will facilitate a preservation program with the owner and/or operator of the project at risk. The goal will be to identify additional funds to either continue the affordability of the at-risk project or to replace those units once they are no longer affordable to lower-income households.



Program 4.2.2: The County shall work with local lenders to provide program information to the public about homebuyer assistance programs such as CalHFA, RCRC, and USDA.

Funding: Planning Department Budget, CDBG

Responsible Party: Planning Department, local housing service providers

Time Frame: Set meeting with lenders to develop strategy by July 2010. Provide information to public on a quarterly basis.

Removal of Constraints on Housing Development

Governmental and non-governmental constraints to development can impede both the supply and affordability of housing. Certain governmental constraints can be minimized to facilitate new construction.

Goal 5.0 Remove governmental constraints on housing development.

Policy 5.1 Residential in Commercial Areas

Encourage the development of residential units in commercial areas.

Program 5.1.1: The County shall continue to allow second units, condominium conversions, density bonuses, and residential units in commercial zones as specified in the County's Zoning and Subdivision Ordinances.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Ongoing

Program 5.1.2: The County's 2001 General Plan calls for the provision of mixed and residential uses in commercial areas. The County has approved an amendment to the Zoning Ordinance to implement this policy, and will continue to encourage mixed and residential uses in these areas.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Ongoing as projects are submitted for review

Policy 5.2 Expedited Permit Processing and Project Review

The County shall expedite project review and facilitate timely building permit and development plan processing for residential developments, including those with an affordable housing component.



Responsible Party: Planning Department

Time Frame: May 2010

Accessibility of Housing

In order to make adequate provision for the housing needs of all economic segments of the community, the County must ensure equal and fair housing opportunities are available to all residents.

Goal 6.0 Promote equal opportunity for all residents to reside in housing of their choice.

Policy 6.1 Equal Opportunity

The County shall work to prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, or household composition.

Program 6.1.1: The County shall take positive action to assure unrestricted access to housing. The County will continue to support local housing service providers to provide fair housing services and assist in program outreach.

Funding: Planning Department Budget

Responsible Party: Planning Department, local housing service providers

Time Frame: Ongoing

Policy 6.2 Reasonable Accommodation

Ensure the availability of reasonable accommodations for persons with disabilities to make modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities in an effort to eliminate barriers to equal opportunity to housing of their choice.

Program 6.2.1: The County shall incorporate reasonable accommodation provisions into its Zoning Code to provide a means for persons with disabilities to request exceptions to zoning and building regulations that may act as a barrier to their housing choice.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: December 2010