



**Planning Department**  
**168 North Edwards Street**  
**Post Office Drawer L**  
**Independence, California 93526**

**Phone: (760) 878-0263**  
**FAX: (760) 878-0382**  
**E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)**

---

**AGENDA ITEM NO.:** 5

**PLANNING COMMISSION MEETING DATE:** April 27, 2016

**SUBJECT:** Southeast County Specific Plan Existing Conditions Reports for Charleston View, Tecopa and Shoshone

#### **EXECUTIVE SUMMARY**

Under the direction of the Board of Supervisors, staff has been working on the Specific Plans for Charleston View, Tecopa and Shoshone. This work began last fall and has entailed holding public meetings to discuss issues and opportunities, conducting evaluations and preparing Existing Conditions Reports for each of the three communities (Attachments).

#### **PROJECT INFORMATION**

**Supervisory District:** 5

**Recommended Action:** Receive a presentation and provide input on the Existing Conditions Reports

**Alternatives:** 1.) Do not receive a presentation or provide comments.

#### **BACKGROUND**

During the County's Renewable Energy General Plan Amendment process, a Solar Energy Development Area (SEDA) was established for Charleston View. The Charleston View SEDA led to discussions about the need for additional local planning and a suggestion for a Specific Plan for Charleston View was made. On April 14, 2015, staff presented to the Board of Supervisors what a Specific Plan for Charleston View would entail and accomplish and heard reactions from members of the local community about the idea. The public that was in attendance was in favor of a planning effort for the area and expressed a desire to have the plan include along with Charleston View, Shoshone

and Tecopa. The Board of Supervisors directed staff to prepare a Specific Plan for each community.

Staff has been working on the Specific Plans intermittently since last fall. This has entailed holding public meetings to discuss issues and opportunities, conducting evaluations and preparing Existing Conditions Reports for Charleston View, Tecopa and Shoshone (Attachments). The reports include:

- history and setting
- demographics
- the business communities
- area attractions
- zoning and general plan designations
- actual landuse
- environmental hazards
- access and services
- utilities
- transportation
- visual resources
- cultural resources
- hydrologic resources
- biological resources
- issues and opportunities

Each of the three communities are very distinct and different from one another. They also share some similarities with each other. Tecopa and Charleston View are economically depressed with high poverty and unemployment. Tecopa and Charleston View also have localized issues of inappropriate storage on private properties. Shoshone and Tecopa rely almost completely on tourism for their economic livelihoods. Tecopa's tourism is centered on the natural hot springs in the area, Death Valley National Park and eco-tourism. Shoshone's is focused on Death Valley National Park and eco-tourism opportunities in Shoshone. Members of each community see tourism as the wave of their economic futures and are deeply concerned about preserving the history, culture and natural resources found in the entire area. The space between the three communities is just as important to the people who live there as the communities themselves as they see it as more tourism potential and have a genuine love of the landscape. There are some fairly clear connections between the three communities including the Old Spanish Trail, wilderness areas, hiking trails and Death Valley National Park. People from each community have expressed an interest in Federal landscape designations to help promote eco-tourism and in developing sustainable communities.

Charleston View could almost be considered a clean slate, with a large swath of privately owned, vacant, land to work with. Charleston View is also very well located to Pahrump Nevada with a population of about 36,500 and the Las Vegas metropolitan area with a population of around 2,027,828. Charleston View could benefit from master planning of these large areas, infrastructure improvements and a cleanup program. Charleston View could potentially be limited by water availability and habitat restrictions.

Tecopa also has some private vacant land in and around already developed areas. Since Tecopa is mostly a resort community, planning for further commercial opportunities would likely provide the most benefit. Rezoning to better match current uses and for future uses could help provide a foundation for better development in Tecopa. Tecopa could also benefit from a cleanup program. There are limitations on potable water, and potentially septic systems, as well as habitat restrictions in Tecopa.

Shoshone is held primarily by one owner. It, like Tecopa, is a resort community. The current zoning and general plan designations are spread out over large single parcels. One parcel has nine destinations on it. Shoshone could benefit from some rezoning that aligns with the owner's future plans for it. A need for additional and higher density housing was expressed by the owner for vacation properties and employee housing. Shoshone has a lot of historic resources available that could be capitalized on to enhance it as a tourist destination. Shoshone is not limited by water or wastewater issues, but it may have some habitat and cultural/historic resource restrictions

### **Next Steps**

Staff is scheduling public meetings for the fourth week in May. These meetings will include a presentation of the existing conditions reports and visioning exercises. This will establish what the communities want for the future and will subsequently be used to set goals, design and develop implementation strategies.

### **ALTERNATIVES**

Do NOT receive a presentation from staff or provide input.

### **ENVIRONMENTAL REVIEW**

Environmental review will be conducted after the plans are developed.

### **RECOMMENDATION**

Staff recommends that the Planning Commission receive a presentation and provide input on the Existing Conditions Reports.

### **ATTACHMENT:**

Charleston View Existing Conditions Report  
Tecopa Existing Conditions Report  
Shoshone Existing Conditions Report