



2.0 LAND USE

2.0.1 Introduction

This element covers the mandated land use components of a general plan. In addition, Inyo County has chosen to address public services and utilities as a separate topic area in of the Land Use Element.

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

- LU Land Use (Section 2.0)
- PSU Public Services and Utilities (Section 2.1)

Land Use Diagrams have been prepared to show the distribution of land use designations within community areas and the large rural land areas outside of the communities. The Land Use Diagrams are contained within Appendix A.

2.0.2 Definitions

In using this element, the following definitions will apply:

Floor Area Ratio: A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel). For example, on a lot with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000 square foot lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet.

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

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

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



2.0.3 Goals and Policies

Land Use Designations

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

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

The following goals and associated policies set forth the purpose of each designation appearing on the Land Use Diagrams, according to these four general categories. Table 2-0-1 below summarizes the residential densities and non-residential intensities allowed in each designation

Table 2-0-1. Land Use Designations by Use Type

Land Use Designation	Label	Residential Density	Non-Res. Intensity (FAR)	Minimum Parcel Size
Residential				
Residential High Density	RH	15.1 to 24.0 du/ac	n/a	n/a
Residential Medium-High Density	RMH	7.6 to 15.0 du/ac	n/a	n/a
Residential Medium Density	RM	4.6 to 7.5 du/ac	n/a	n/a
Residential Low Density	RL	2.0 to 4.5 du/ac	n/a	n/a
Residential Very Low Density	RVL	2.0 du/acre	n/a	0.5 acre
Residential Rural High Density	RRH	1 du/acre	n/a	1.0 acre
Residential Rural Medium Density	RRM	1 du/2.5 acres	n/a	2.5 acre
Residential Estate	RE	1 du/ 5 acres	n/a	5.0 acre



Table 2-0-1. Land Use Designations by Use Type

Land Use Designation	Label	Residential Density	Non-Res. Intensity (FAR)	Minimum Parcel Size
Residential Ranch	RR	1 du/10 acres	n/a	10 acre
Rural Protection	RP	1 du/40 acres	n/a	40 acres ³
Commercial				
Central Business District	CBD	7.6 to 24.0 du/ac	1.00	n/a
Retail Commercial	RC	7.6 to 24.0 du/ac ¹	0.40 0.6-w/CUP ⁵	n/a
Heavy Commercial/ Commercial Service	HC	7.6 to 24.0 du/ac ²	0.40 1.0-w/CUP ⁵	n/a
Resort/Recreational	REC	1/ 2.5 to 24.0 du/ac ²	0.40	2.5 acre
Industrial				
Light Industrial	LI	n/a	0.50 1.2-w/CUP ⁵	n/a
General Industrial	GI	n/a	0.50 1.2-w/CUP ⁵	n/a
Other				
Open Space and Recreation	OSR	n/a	0.20	40 acres ³
Public Service Facilities	PF	n/a	0.90	n/a
Agriculture	A	1 du/10 acres	0.10/0.25 ⁴	40 acres
Natural Resources	NR	n/a	n/a	n/a
Natural Hazards	NH	n/a	n/a	40 acres ³



Table 2-0-1. Land Use Designations by Use Type

Land Use Designation	Label	Residential Density	Non-Res. Intensity (FAR)	Minimum Parcel Size
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 This designation is intended for a mix of tourism-oriented commercial and residential uses, although permanent residential use is permitted.*
- 3 Is a general requirement, but is 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.*
- 5 A higher Floor Area Ratio (FAR) is allowed with an approved Conditional Use Permit (CUP).*
- 6 There are no minimum densities.*

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

The County shall encourage community expansion to occur in a logical and orderly manner.

Policy LU-1.2 New Growth

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



Policy LU-1.3 Southeast Area Growth

The County shall consider the economic impact on County resources of projects in the southeast part of the County along the Nevada border. Such growth may require additional fiscal analysis by applicants for subdivisions to demonstrate the level of fiscal impact. Such growth shall not require extensive County subsidies in providing necessary services.

Policy LU-1.4 Amargosa Valley Growth

The County shall consider the economic impacts on County resources of projects in the Amargosa Valley. Such growth may require additional fiscal analysis by applicants for subdivisions to demonstrate the level of fiscal impact. Such growth shall not require extensive County subsidies in providing necessary services.

Policy LU-1.5 Pahrump Valley Growth

The County shall consider the economic impacts on County resources of projects in the Pahrump Valley. Such growth may require additional fiscal analysis by applicants for subdivisions to demonstrate the level of fiscal impact. Such growth shall not require extensive County subsidies in providing necessary services.

Policy LU-1.6 Sandy Valley

The County shall preserve agricultural and related open space uses on private lands in Sandy Valley and will not designate additional land for rural residential development.

Policy LU-1.7 Community Planning

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

Policy LU-1.8 Mixed-Use Development

The County shall allow mixed-use (commercial/residential) development in established communities to maximize housing opportunities.

Policy LU-1.9 Home Occupations

The County shall ensure that land use regulations permit a wide range of home-based businesses in order to attract professionals to the County.

Policy LU-1.10 LADWP Land Holdings

The County shall encourage the LADWP to inventory its land holdings situated within and adjacent to towns and communities for the purpose of determining parcels and/or acreage for future land sales to the general public; encourage LADWP to continue its on-going land sales program for the Valley towns; encourage LADWP to trade its urban and/or community land for private open space lands, and sell or lease lands in the communities.



Policy LU-1.11 LADWP Land Releases

The County shall designate land uses for proposed LADWP land releases based on a review of the recommendations of the Conference Advisory Committee, together with prevailing economic needs, conditions, and opportunities.

Policy LU-1.12 Other Public Agency Land Holdings

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

Policy LU-1.13 Planning for Future Land Releases

The County shall recommend land use designations, or provide guidelines for determining designations for future land releases.

Policy LU-1.14 Buffers

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

Policy LU-1.15 Inyo – LADWP Enhancement and Mitigation Projects

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

Policy LU-1.16 Impacts of New Development on Infrastructure Improvements, Public Facilities, and Services

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

Policy LU-1.17 Address Climate Change Impacts in New Developments

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



Policy LU-1.18 Incorporate Healthy Land Use Patterns

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

Policy LU-1.19 Consider Seniors and Other Special Needs Populations

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

Policy LU-1.20 Disadvantaged Unincorporated Communities (“Legacy Communities”)

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

**GOAL
LU-2**

Assure that all residential development is well planned, adequately served by necessary public facilities and infrastructure, and directed towards existing developed areas.

Policy LU-2.1 Residential High Density Designation (RH)

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

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

This designation provides for single-family and multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 7.6 to 15 dwelling units per net acre. If development occurs at the lower end of the density range, access and project design shall provide for ultimate development at the maximum permitted density. Connection to both an acceptable sewer and water system is mandatory.

Policy LU-2.3 Residential Medium Density Designation (RM)

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



Policy LU-2.4 Residential Low Density Designation (RL)

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

Policy LU-2.5 Residential Very Low Density Designation (RVL)

This designation provides for large-lot single-family housing, public and quasi-public uses, and similar and compatible uses. Residential densities shall be a maximum of 2 dwelling units per acre, with a minimum parcel size of 0.5 acres. This designation is intended to provide a transition between the above designations and the rural residential designations listed below. Connection to, or development of, a water system and a sewer system acceptable to the Inyo County Environmental Health Services Department is mandatory for new development. These requirements may be satisfied by the development of, respectively, an individual well or an individual septic system if approved by the Inyo County Environmental Health Services Department. However, connection to an existing sewer system and connection to a State Small³ or Public Water System⁴ (as those terms are defined in the “California Safe Drinking Water Act”) is, where feasible, mandatory for any new development.

Policy LU-2.6 Residential Rural High Density Designation (RRH)

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

Policy LU-2.7 Residential Rural Medium Density Designation (RRM)

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

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

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

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



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

Policy LU-2.8 Residential Estate Designation (RE)

This designation provides for very large-lot single-family housing in rural residential neighborhoods, public and quasi-public uses, and similar and compatible uses. Residential densities shall be a maximum of 1 dwelling unit per 5 acres. This designation is used in rural areas where the open characteristics of an area are to be maintained and where services are minimal. The designation can also be used for areas located on the fringes of communities that are to be held as urban reserve areas for future long-term expansion of the community. Individual water wells and individual sewage disposal systems are allowed.

Policy LU-2.9 Residential Ranch Designation (RR)

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

Policy LU-2.10 Rural Protection Designation (RP)

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

Policy LU-2.11 Orderly Growth

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

Policy LU-2.12 Approved Development

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



Policy LU-2.13 Planned Unit Development

The County shall allow “Planned Unit Developments” to be developed in all residential designations of the Land Use Element, providing the minimum gross area size of four acres is met and the upper density ceiling is not exceeded, with the exception of where the Board of Supervisors grants a “density bonus.”

Policy LU-2.14 Environmental Constraints

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

Policy LU-2.15 Access

The County shall require that adequate vehicle access is provided to all neighborhoods and developments consistent with the intensity of residential development.

Policy LU-2.16 High Capacity Streets

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

Policy LU-2.17 Public, Quasi-Public, and Supporting Uses

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

Policy LU-2.18 Home Occupations

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

GOAL LU-3	Provide commercial land uses that adequately serve the existing and anticipated future needs of the community and surrounding environs.
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Policy LU-3.1 Central Business District Designation (CBD)

This designation provides for commercial uses such as small retail sales and personal service shops; offices; food services; travel and transportation services such as hotels/motels and gas stations; entertainment centers; recreation facilities; medical centers and services including convalescent hospitals;



multi-family residential uses (including single units that are part of a commercial entity); public and quasi-public uses; and similar and compatible uses in the central areas of communities along main thoroughfares. The FAR shall not exceed 1.00. Residential densities shall be in the range of 7.6 to 24 dwelling units per net acre.

Policy LU-3.2 Retail Commercial Designation (RC)

This designation provides for retail and wholesale commercial uses, service uses, offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40, except with an approved Conditional Use Permit (CUP), with which it can go up to 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.

Policy LU-3.3 Heavy Commercial/Commercial Service Designation (HC)

This designation provides for 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, except with an approved Conditional Use Permit (CUP), with which it can go up to 1.00. 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.

Policy LU-3.4 Resort/Recreational Designation (REC)

This designation provides for a mixture of residential and recreational commercial uses, such as resorts, recreational facilities, motels, campgrounds, trailer parks, restaurants, general stores, service stations, and similar and compatible uses. This designation is oriented toward tourist use, however, it also permits permanent residential use and public and quasi-public uses. The FAR shall not exceed 0.40. The base residential density shall be 1 du/2.5 acres. Clustering of residential units is encouraged, with density of developed area allowed up to 24 du/net acre.

Policy LU-3.5 Commercial Areas

The County shall recognize the Central Business District and Commercial Retail area of a community as the dominant commercial center for the surrounding trade area.

Policy LU-3.6 Access and Parking

The County shall require adequate access, parking and loading areas to be provided for all commercial development.

Policy LU-3.7 Preservation of Retail Services

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

Policy LU-3.8 New Retail Development

The County shall support new retail developments in the smaller communities to fill specific gaps in retail services.



Policy LU-3.9 Central Business District Standards

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

- a. Commercial facilities and uses should be compatible in use, character and size to the trade area they are intended to serve.
- b. The commercial uses should be concentrated rather than scattered along the roadside.
- c. Adequate off street parking, close enough to encourage pedestrian traffic, should be present. When the amount of on-site parking is not sufficient, means should be found to secure additional convenient off-street parking space.
- d. High priority shall be given to maintaining traffic safety and a safe circulation pattern.
- e. Adequate water supplies and sewage treatment facilities shall be required. Certain commercial developments may need to provide on-site secondary level treatment of the generated sewage or connect to an existing sewage treatment plant depending on the amount of sewage generated and the density of development.

GOAL LU-4

Provide appropriate types of industrial land uses that adequately serve the existing and/or future needs of the community and surrounding environs, and to promote and attract forms of non-polluting light industry.

Policy LU-4.1 Light Industrial Designation (LI)

This designation provides for industrial parks, warehousing, light manufacturing, public and quasi-public uses, and similar and compatible uses where there are no significant air, odor, water, visual or hazard issues. The FAR shall not exceed 0.50, except with an approved Conditional Use Permit (CUP), with which it can go up to 1.20.

Policy LU-4.2 General Industrial Designation (GI)

This designation provides for a full range of manufacturing, processing, assembling, research, wholesale and storage uses, trucking terminals, railroad facilities, public and quasi-public uses, and similar and compatible uses with a high or heavy intensity of use where there is a potential for nuisance on surrounding land. The FAR shall not exceed 0.50, except with an approved Conditional Use Permit (CUP), with which it can go up to 1.20.

Policy LU-4.3 Adequate Water and Sewer Facilities

The County shall require industrial sites to be served with adequate water service and sewage disposal facilities. Certain industrial developments may need to provide on-site secondary level treatment of the generated sewage or connect to an existing sewage treatment plant depending on the amount of sewage



generated and the density of development. There are certain industrial wastes not compatible with sewage wastes, therefore some industrial facilities may need to provide separate treatment and disposal facilities for any generated industrial waste.

Policy LU-4.4 Pollution Standards

The County shall require that all industrial uses use the most recent air, water, and noise pollution standards.

Policy LU-4.5 Residential and Commercial Uses

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

Policy LU-4.6 Circulation and Safety

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

Policy LU-4.7 Access and Parking

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

Policy LU-4.8 Planned Development

The County shall encourage planned development and other flexible development techniques for any large or general industrial development.

Policy LU-4.9 Landscaping

The County shall require landscaping to screen industrial uses where necessary.

Policy LU-4.10 Industrial Land Availability

The County shall, where possible, maintain a suitable amount of land designated for industrial uses in each community. The industrial areas should, where feasible, provide a choice of sites.

Policy LU-4.11 Land Releases and Exchanges

The County shall pursue opportunities for industrial development on land made available through LADWP and federal government land releases and exchanges.

**GOAL
LU-5**

Provide adequate public facilities and services for the existing and/or future needs of communities and their surrounding environs, and to conserve natural and managed resources.

Policy LU-5.1 Open Space and Recreation Designation (OSR)

This designation provides for existing and planned public parks, ball fields, horse stables, greenbelts, and similar and compatible uses. The FAR shall not exceed 0.20. The minimum parcel size is generally 40 acres.

Policy LU-5.2 Public Service Facilities Designation (PF)

This designation provides for areas owned by public agencies such as County or State agencies and local districts, or by quasi-public organizations, that serve as significant public facilities such as schools, airports, hospitals, solid waste facilities, correctional facilities, cemeteries, and similar and compatible uses. The FAR shall not exceed 0.90.

Policy LU-5.3 Agriculture Designation (A)

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

Policy LU-5.4 Natural Resources Designation (NR)

This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, and recreational uses. The County may permit the siting of public facilities and utility system components in lands designated as NR.

Policy LU-5.5 Natural Hazards Designation (NH)

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

Policy LU-5.6 State and Federal Lands Designation (SFL)



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

Policy LU-5.7 Tribal Lands/BIA Designation (TL)

This designation applies to those Native American lands held in trust by the Bureau of Indian Affairs over which the County has no land use jurisdiction. The County encourages the adoption of tribal management plans for these areas that include consideration of compatibility with and impacts upon adjacent area facilities and plans.

Policy LU-5.8 Public Service Facilities Provisions

The County shall allow only uses serving the public interest and public welfare within the Public Service Facilities designation. The County shall not allow the establishment of a Public Service Facilities designation to create adverse conditions for surrounding properties. The County shall require adequate parking and appropriate services to be provided for uses in Public Service Facilities areas in accordance to the type and function of the facility.

2.0.4 Implementation Measures

Table 2-0-2, Land Use Implementation Measures, identifies the land use implementation measures the County should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to the General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 2-0-2. Land Use Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe		
			2012-2015	2015-2020	On-going
1.0 The County shall encourage development of community expansion areas large enough to permit flexible designs and economies of scale. Expansion areas should be developed in phases consistent with community need, available service capacities and appropriate access.	LU-1.1	Planning			■
2.0 The County shall continue its on-going dialogue with representatives of the LADWP to coordinate the effort to plan community expansion in a logical and orderly manner in the Owens Valley.	LU-1.10 LU-1.11 LU-1.12 LU-1.13	Board of Supervisors County Administrator Planning			■
3.0 The County shall continue its on-going dialogue with the land holding public entities to coordinate the effort to plan community expansion in a logical and orderly manner in the Owens Valley.	LU-1.10 LU-1.11 LU-1.12 LU-1.13	Board of Supervisors County Administrator Planning			■
4.0 The County should create a community visioning process to address growth and change issues as these arise anywhere in the County. The Board of Supervisors may initiate the community planning process for specific area on their own initiative or at the request of potentially affected residents or landowners.	LU-1.7	Board of Supervisors Planning			■



Table 2-0-2. Land Use Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe		
				2012- 2015	2015- 2020	On- going
5.0	The County shall implement standard “e” in Policy LU-3.9 through coordination with the LRWQCB and any other public agency having the option to exercise jurisdiction.	LU-3.9	Environmental Health Planning			■
6.0	Implementation of Policy LU-4.1 shall be accomplished through coordination with the LRWQCB and any other public agency having the option to exercise jurisdiction.	LU-4.3 LU-4.4	Environmental Health Planning			■
7.0	<u>Decrease the impacts from climate change by requiring innovative and suitable design and material choices for new development, to include the use of such features as “cool” roof and pavement materials, solar renewable energy systems, and energy efficiency components.</u>	LU-1.17	Planning			■



2.1 PUBLIC SERVICES & UTILITIES

2.1.1 Definitions

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

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

2.1.2 Goals and Policies

General

GOAL PSU-1	To ensure the timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of existing and future County residents.
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Policy PSU-1.1 Facilities and Services for New Development

The County shall ensure through the development review process that public facilities and services will be developed, operational, and available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary public facilities will be installed or adequately financed and maintained (through fees or other means).

Policy PSU-1.2 On-Site Infrastructure

The County shall require all new development, including major modifications to existing development, to construct necessary on-site infrastructure to serve the project in accordance with County standards.

Policy PSU-1.3 Facilities and Services for New Industrial Development

The County shall require new industrial development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided.

Policy PSU-1.4 Facilities and Services for New Commercial Development

The County shall require new urban commercial and urban-density residential development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided.



Policy PSU-1.5 Review for Land Use Changes

When reviewing applications for land use designation changes (i.e. zone change, General Plan Amendment, specific plan amendment), the County shall thoroughly analyze the impacts of the proposed changes on all aspects of the infrastructure system within the County, and require mitigation as appropriate. This shall include consultation with service providers who have infrastructure within the County.

Policy PSU-1.6 Coordination

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

Policy PSU-1.7 Undergrounding Utilities

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

Policy PSU-1.8 Disadvantaged Unincorporated Communities (“Legacy Communities”)

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

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

Policy PSU-2.1 Funding Sources

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

Policy PSU-2.2 Fair Share of Costs

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



Policy PSU-2.3 Public Financing Plans

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

Policy PSU-2.4 Allocation of Costs

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

Water

GOAL PSU-3

To ensure that there will be a safe and reliable water supply sufficient to meet the future needs of the County.

Policy PSU-3.1 Efficient Water Use

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

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

Policy PSU-3.2 Community Water Systems

The County shall encourage the development and viability of community water systems rather than the reliance upon individual water wells.

Policy PSU-3.3 Community Service Districts

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

Wastewater



**GOAL
PSU-4**

To ensure adequate wastewater collection, treatment, and disposal.

Policy PSU-4.1 Community Wastewater Treatment Facilities

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

Policy PSU-4.2 Community Systems

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

Policy PSU-4.3 Sewage Disposal Service Districts

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

Policy PSU-4.4 Permitting Individual On-Site Systems

The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be feasibly provided.

Stormwater Drainage

**GOAL
PSU-5**

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

Policy PSU-5.1 Project Design

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

Policy PSU-5.2 Maintenance

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

Policy PSU-5.3 Natural Systems

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



Policy PSU-5.4 Runoff Quality

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

Policy PSU-5.5 Drainage Disposal

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

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

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

Policy PSU-5.6 Drainage System Requirements

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

Solid Waste Facilities

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

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

Policy PSU-6.2 Recycling Facility Location

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

Policy PSU-6.3 Recycled Products



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

Policy PSU-6.4 Solid Waste Facility Location

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

Policy PSU-6.5 Protection from Incompatible Land Uses

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

Communication Infrastructure

GOAL PSU-7	To expand the use of information technology in order to improve personal convenience, reduce dependency on nonrenewable resources, take advantage of the ecological and financial efficiencies of new technologies, maintain the County’s economic competitiveness, and develop a better-informed citizenry.
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Policy PSU-7.1 Provision of Services

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

Policy PSU-7.2 Prewiring

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

Policy PSU-7.3 Citizen Participation

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

Policy PSU-7.4 Cable Television

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

Policy PSU-7.5 Communication Towers



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

Policy PSU-7.6 Digital 395 Project

The County shall participate in and support the Digital 395 Middle Mile Project which will bring a fiber network through the County along U.S. Highway 395.

Fire Protection

**GOAL
PSU-8**

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

Policy PSU-8.1 Fire Protection for New Development

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

Policy PSU-8.2 Education

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

Law Enforcement

**GOAL
PSU-9**

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

Policy PSU-9.1 Law Enforcement Facilities

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

Policy PSU-9.2 Public Safety Programs

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

Policy PSU-9.3 Law Enforcement Support



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

Gas and Electrical Facilities

GOAL PSU-10

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

Policy PSU-10.1 Expansion of Services

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

Policy PSU-10.2 Improvements

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

Policy PSU-10.3 Provision of Services

The County shall encourage the provision of adequate gas and electric service and facilities to serve existing and future needs.

Policy PSU-10.4 Solar Energy Access

The County shall encourage developers to design subdivision street patterns so houses can better utilize solar energy (both passive and active systems).

Policy PSU-10.5 Onsite Renewable Energy Generation

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

Schools

GOAL PSU-11

To ensure that adequate school facilities are available and appropriately located to meet the needs of Inyo County residents.

Policy PSU-11.1 Provision of Facilities

The County shall continue to support local school districts in providing quality education facilities that will accommodate projected changes in student enrollment.

Policy PSU-11.2 Planning for New Facilities



The County shall work cooperatively with local school districts in monitoring housing, population, and school enrollment trends and in planning future school facility needs, and shall assist the districts in identifying appropriate sites for new schools in the County.

Policy PSU-11.3 Location of Facilities

The County shall encourage school facility siting that establishes schools as focal points within the neighborhood/community, and in areas with safe pedestrian and bicycle access.

Policy PSU-11.4 Cooperation with School Districts

Whenever feasible, the County shall support and participate with local school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.

Policy PSU-11.5 Community Centers

The County should encourage and fund the use of schools as community centers, when agreeable to the school district. The County should partner with school districts and civic organizations to this end.

Policy PSU-11.6 Funding

The County and school districts should work closely to secure adequate funding for new school facilities. The County shall support the school districts' efforts to obtain appropriate funding methods such as school impact fees.

Child Care

GOAL PSU-12	To ensure that an adequate and diverse supply of child care facilities and services are available to parents who live and work in Inyo County.
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Policy PSU-12.1 Streamline Permit Processing

~~The County shall streamline processing and permit regulations to promote the development of child care facilities.~~

Policy PSU-12.1 Integration with Housing/Social Programs

The County shall coordinate and integrate child care programs with housing and social programs whenever possible.

Policy PSU-12.2 Coordination with School Districts

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

Policy PSU-12.3 Coordination with Senior Citizen Programs

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



2.1.3 Implementation Measures

Table 2-1-1, Public Services and Utilities Implementation Measures, identifies the implementation measures that the County should take to implement the goals and policies of this General Plan. The implementation program lists the each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.



Table 2-1-1. Public Services and Utilities Implementation Measures

Implementation Measure	Implements What Policy	Who is Responsible	Timeframe		
			2012- 2015	2015- 2020	<u>On- going</u>
1.0 The County shall ensure that infrastructure plans or area facilities plans are prepared in conjunction with any major development proposals and are reviewed and updated as needed. Such plans shall contain phasing and facility improvement time lines.	PSU-1.1 PSU-1.2	Planning Public Works			■
2.0 As part of the Zoning Ordinance update, the County shall develop rules for determining the need to underground utilities associated with a new project or major renovation.	PSU-1.7	Planning	■		
2.0 <u>The County shall pursue water conservation measures, to include drought-tolerant landscaping, water-efficient irrigation systems, the water-efficiency landscape ordinance, and water-conserving components and retro-fitting in new and existing facilities, to include County facilities.</u>	<u>PSU-3.1</u>	<u>Planning</u> <u>Public</u> <u>Works</u>			■
3.0 The County shall require that new development in communities along scenic highways place utilities underground whenever possible	PSU-1.7	Planning			■



Table 2-1-1. Public Services and Utilities Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe		
				2012- 2015	2015- 2020	<u>On- going</u>
4.0	The County shall work with local utility providers to investigate funding sources to place utilities underground and to encourage the utilities to do some undergrounding projects each year as part of their annual maintenance programs.	PSU-1.7	Planning			■
5.0	The County shall prepare and adopt a Capital Improvement Program (CIP) for designing and constructing County facilities. Roadways shall be included in the separate Roadway Improvement Plan (RIP). The CIP should be updated at least every five (5) years, or concurrently with the approval of any significant amendments to the General Plan.	PSU-2.1 PSU-2.3	Public Works			■
6.0	The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, County service areas, and community facilities districts	PSU-2.1 PSU-2.2	Planning Public Works			■



Table 2-1-1. Public Services and Utilities Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe		
				2012- 2015	2015- 2020	<u>On- going</u>
6.0	The County shall work with responsible flood control agencies to pursue adoption of appropriate regulations and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.	PSU-5.4 PSU-5.5 PSU-5.6	Planning Public Works	■		
8.0	The County shall require new commercial, industrial, and multi-family residential uses to provide adequate areas on-site to accommodate the collection and storage of recyclable materials.	PSU-6.1 PSU-6.4	Planning	■		
7.0	The County shall study the use of the County right-of-way to foster development of a “public utility” telecommunications infrastructure to provide high-speed networking throughout the community, and to make the community attractive to information-based businesses.	PSU-7.1	Public Works	■		



Table 2-1-1. Public Services and Utilities Implementation Measures

	Implementation Measure	Implements What Policy	Who is Responsible	Timeframe		
				2012- 2015	2015- 2020	<u>On- going</u>
8.0	The County shall work with the California Department of Forestry (CDF), local fire protection districts, and federal agencies involved in fire protection activities to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources.	PSU-8.1	County Admini- strator Public Works	■		
11.0	As part of the Zoning Ordinance Update, the County shall develop processes to streamline the application process in coordination with the Community Connection for Childcare in Bishop.	PSU-12.1	Planning			
9.0	The County shall pursue available funding sources for the development of child care facilities and programs	PSU-12.2 PSU-12.3 PSU-12.4	Planning			■