

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2020110088**

**Project Title:** Vacant Lands Inventory and Zoning Evaluation for Possible Housing Opportunities

Lead Agency: Inyo County Planning Department Contact Person: Cathreen Richards  
 Mailing Address: 188 N. Edwards Street Phone: 760-878-0447  
 City: Independence Zip: 93526 County: Inyo

**Project Location:** County: Inyo City/Nearest Community: Bishop, Lone Pine, and Independence

Cross Streets: Various locations throughout County Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ " N / \_\_\_\_\_ " W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 395 Waterways: Owens River, Bishop Creek

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 492 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy, Wildfire

**Present Land Use/Zoning/General Plan Designation:**

Perceles zoned rural residential, public, light industrial, single family residential, and duplex, and designated as residential ranch, public service facilities, agriculture, retail commercial, and residential medium-high density in the General Plan

**Project Description:** (please use a separate page if necessary)

The County proposes to amend the General Plan land use designation and zoning for eight vacant parcels throughout the County to promote increased housing opportunities. The County conducted a vacant lands inventory and public outreach campaign, and zoning review to identify lands that may be appropriate for General Plan land use and zoning changes to promote housing opportunities, primarily by increasing allowable residential density. The proposed project would allow for a combined maximum of 492 residential Dwelling Units (DUs) on the eight project parcels proposed for General Plan land use designation and zoning changes. The project parcels range in size from 0.2 acre up to 16.9 acres, and the combined acreage of the eight project parcels is 32.0 acres. Of the eight project parcels, one is located in the community of Independence (APN 002-160-08); three are located adjacent to and outside the City of Bishop city limits (APNs 008-240-01, 008-240-02, 008-190-01); and four parcels are located in the community of Lone Pine (APNs 005-072-06, 005-072-07, 005-072-24, 005-072-30).

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> California Emergency Management Agency      | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>9</u>                | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # <u>6</u>                 |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input checked="" type="checkbox"/> State Lands Commission                   |
| <input type="checkbox"/> Delta Protection Commission                            | <input checked="" type="checkbox"/> SWRCB: Clean Water Grants                |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                                      | <input checked="" type="checkbox"/> SWRCB: Water Rights                      |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development             |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

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### Local Public Review Period (to be filled in by lead agency)

Starting Date December 1, 2022 Ending Date January 16, 2023

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### Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning Applicant: \_\_\_\_\_  
Address: 11 Natoma Street Suite 155 Address: \_\_\_\_\_  
City/State/Zip: Folsom, CA 95630 City/State/Zip: \_\_\_\_\_  
Contact: Robert Edgerlon Phone: \_\_\_\_\_  
Phone: 916-365-8700

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Signature of Lead Agency Representative:  Date: 11/30/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.