

Notice of Preparation

Notice of Preparation

To: State Clearinghouse From: Inyo County Planning Dept.
P.O. Box 3044 P.O. Drawer L
Sacramento, CA 95812 Independence, CA 93526

Subject: Notice of Preparation of a Draft Environmental Impact Report

Inyo County will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Cathreen Richards, Planning Director at the address shown above. We will need the name for a contact person in your agency.

Project Title: Vacant Lands Inventory and Zoning Evaluation for Possible Rezoning to Promote Housing Opportunities

Project Applicant, if any: Not applicable

Date November 5, 2020

Signature 
Title Planning Director
Telephone 760-878-0263

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Description of Proposed Project

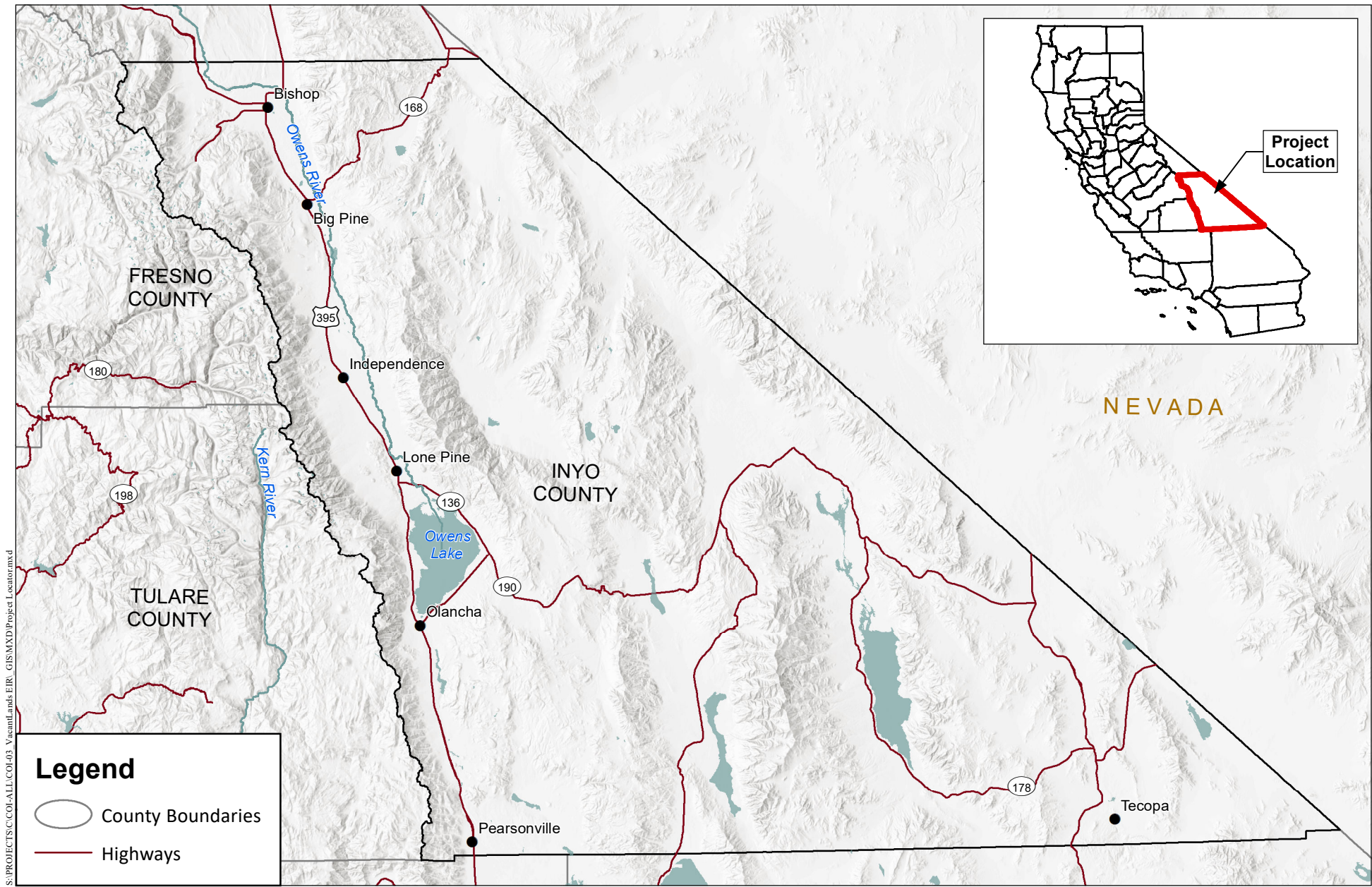
Introduction

The Vacant Lands Inventory and Zoning Evaluation for Possible Rezoning to Promote Housing Opportunities Project (proposed project) proposes to conduct a vacant lands inventory and zoning review of private properties located throughout the County. This information would be used identify land that may be appropriate for zone change(s) to promote housing opportunities, primarily by increasing allowable residential density. This may include increasing the amount of multi-family zoning available in the County, lowering some of the minimum lot size requirements, and additional zoning areas with principal permitting for mobile home parks. The review of the County's current zoning would also focus on commercial zones for opportunities for infill (residential) development. Areas near public transportation and other services would be considered prime, but due to the County's rural nature, other properties located in remote communities without these services might also be identified for potential zone changes. A review of the zoning code language addressing accessory dwelling units would also be conducted for infill opportunities. A primary component of this work would include public outreach meetings and communication with potentially affected property owners.

Once land for zone changes and updates to current zoning for infill opportunities are identified, a CEQA evaluation (most likely an EIR) would be conducted for the identified parcels proposed for a zone change, and on changes to the current zoning ordinance for infill opportunities. This may result in changes from single-family to multi-family, and changes to ministerially allow for mobile home parks, as well as allowing for multi-family residential uses in certain commercial zones without requiring discretionary approval.

Any changes to the County's General Plan designations that might be necessary for consistency with the changes to the zoning would also be conducted. Changes to General Plan designations would be necessary with regard to allowed density by district and the potential/proposed, up-zoning.

After the CEQA evaluation is completed, the draft zoning changes and General Plan Amendments would be presented to the Planning Commission and Board of Supervisors for consideration. Adoption of the updates would result in permitting by right for more multi-family housing and an overall increase in residential density.



Project Location Map