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**NOTICE OF AVAILABILITY
of a Draft Environmental Impact Report
for the Vacant Lands Inventory and Zoning Evaluation for
Possible Housing Opportunities**

INYO CO. CLERK

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, and Interested Organizations and Parties.

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (Draft EIR) for the Vacant Lands Inventory and Zoning Evaluation for Possible Housing Opportunities in compliance with California Code of Regulations, Title 14, Section 15087.

SUMMARY: NOTICE IS HEREBY GIVEN that the Inyo County Planning Department (County), as lead agency for the Project, has completed a Draft EIR in compliance with the California Environmental Quality Act (CEQA). The proposed project that is the subject of the DEIR is the amendment of the General Plan land use designation and zoning for eight vacant parcels throughout the County to promote increased housing opportunities.

The purpose of this notice is to: (1) serve the public Notice of Availability (NOA) of a Draft EIR pursuant to the CEQA Guidelines Section 15087; and, (2) advise and solicit comments regarding the content of the Draft EIR for a 45-day period, commencing on December 1, 2022 and ending at 5:00 PM on January 16, 2023, after which a final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the final EIR. The final EIR will be used by the Inyo County Board of Supervisors in its consideration of approval of the proposed Vacant Lands Inventory and Zoning Evaluation for Possible Housing Opportunities.

PROJECT TITLE: Vacant Lands Inventory and Zoning Evaluation for Possible Housing Opportunities

PROJECT LOCATION: Eight project parcels are being evaluated for General Plan and zoning amendments, and the project parcels are located in unincorporated communities of Independence and Lone Pine and surrounding the City of Bishop. 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).

PROJECT DESCRIPTION: The County proposed 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 Independence Parcel (APN 002-160-08) is proposed for a General Plan land use designation change and includes a zoning amendment to rezone the parcel from Rural Residential, 1.0 acre minimum (RR-1.0) to Multiple Family residential (R-3). The General Plan land use designation change would allow for a

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maximum of 128 DUs to be developed. The entire 16.9 acres would be disturbed during site preparation and grading, and any trees on the parcel would be removed.

Two of the Bishop parcels (APNs 008-240-01 and -02) are proposed for a General Plan land use designation change and includes a zoning amendment to rezone these two Bishop parcels from Public (P) and Light Industrial - Precise Plan Overlay (M2-PP) to Central Business (CB). One Bishop parcel (APN 008-190-01) is proposed for a General Plan land use designation change and includes a zoning amendment to rezone the one Bishop parcel from Single-Family Residential (R-1) to R-3. Combined, the three Bishop parcels would allow for a total of 344 DUs to be developed. The entire 14.3 acres would be disturbed during site preparation and grading, and any trees on the parcel would be removed.

Four Lone Pine parcels (APNs 005-072-06; 005-072-07; 005-072-24; and 005-072-30) are proposed for a General Plan land use designation change and includes a zoning amendment to rezone the parcels from P and Duplex (R-2) to R-3. Combined, the four Lone Pine Parcels would allow for a maximum of approximately 20 DUs to be developed. The entire 0.8-acre area would be disturbed, and any trees on the parcel would be removed.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The project would have no significant and unavoidable environmental effects. All potential effects would be less than significant with mitigation incorporated.

PUBLIC REVIEW AND DOCUMENT AVAILABILITY: The 45-day public review period for the Draft EIR is from December 1, 2022, to January 16, 2023. The Draft EIR will be available on December 1, 2022, for review at following location and/or electronically:

Inyo County Planning Department
168 N. Edwards Street
Independence, CA 93526

And on the County's website:

<https://www.inyocounty.us/services/planning-department/current-projects>

PUBLIC COMMENTS: Written comments on the Draft EIR must be received no later than January 16, 2023 at 5:00 PM.

Written comments on this Draft EIR should be submitted to:

Inyo County Planning Department
168 N. Edwards Street
Independence, California 93526
ATTN: Cathreen Richards, Planning Director

Please include a return address and contact name with your written comments. You are also encouraged to email your comments to crichards@inyocounty.us with "Vacant Lands Inventory and Zoning Evaluation for Possible Housing Opportunities EIR" as the subject.

PUBLIC HEARING: Although CEQA does not require formal hearings at any stage of the environmental review process (CEQA Guidelines Section 15202[a]), it does encourage "wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues" (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The County, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH#

2020059008) for the proposed project on May 8, 2020. The NOP was distributed for a 30-day comment period that ended on June 8, 2020. In addition, the County held a public scoping meeting on May 28, 2020 at a meeting of the East County Board of Zoning Adjustments, to solicit input on the scope and focus of the EIR. Comments received during the NOP period and public scoping meeting were considered in the preparation of the Draft EIR.

The Draft EIR is being circulated for review and comment by public agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the County has scheduled a 45-day public review period for the Draft EIR, ending on January 16 at 5:00 PM.

Following the close of the public review period for the Draft EIR, the County will prepare a final EIR, incorporating all comments received during the public comment period, for consideration by the Inyo County Board of Supervisors, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

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