



DRAFT

Charleston View Community Plan



Prepared by the Inyo County Planning Department
December 2018

Acknowledgements

The incredible people of Charleston View

The people of Charleston View were very active in this planning effort for their community. The ideas and visions from the community are directly reflected in the policies found in the Community Plan.

Inyo County Board of Supervisors

The Inyo County Board of Supervisors directed planning staff to prepare this Plan for Charleston View. Without the vision and direction from the Board the Plan would not have been developed.

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EXECUTIVE SUMMARY

The Charleston View Community Plan (Plan) sets forth the vision, goals, policies and implementation strategies to address specific issues and guide future development in Charleston View. When fully adopted, the Plan will become part of the County's General Plan that contains specific policies designed to help the Charleston View community achieve its vision. These policies will also provide guidance to decision makers when evaluating development to ensure it fits in with the unique characteristics, priorities and particular concerns of the community. The Plan was created by the community, for the community, with the help of Inyo County staff through a series of lively workshops.

There are nine chapters included in the Plan that include:

1. Introduction
2. Background
3. Issues and Opportunities
4. Charleston View's Vision
5. Plan Elements
6. Economic Development
7. Circulation
8. Conservation and Open Space - Recreation

The Charleston View Community Plan explores the various natural and human influences that have affected the Charleston View landscape over the years. It includes an Introduction Chapter that explains why a plan was prepared for Charleston View and how it coordinates with the County's General Plan.

There is a Background Section that describes Charleston View's location and setting with descriptions of the History, Demographics and landscape that shape Charleston View's sense of place. The Background Section also presents Charleston View's Issues and Opportunities as discovered by an Existing Conditions Report and identified by the community. The community's Vision for the Plan is introduced in the Background chapter, as well.

Issues and Opportunities are included and cover the community's list of issues and opportunities as well as those found during the analysis conducted for a Background Report prepared for the Community Plan.

The Community's vision for Charleston View is introduced in the Vision chapter.

A Plan Element Chapter that covers landuse can be found in Chapter 5. It reviews the current state of Zoning and General Plan designations in Charleston View and evaluates how well they work with regard to present on the ground, and future visions for landuse.

Additionally, it considers changes to the Zoning Code and presents policies that will help promote the community vision for Charleston View.

An Economic Development Chapter analyzes the possible commercial and industrial development based on the community's vision for the future of Charleston View. It provides ideas for agriculture, recreation and photovoltaic solar energy development.

The Public Services and Utilities chapter contains an inventory of the available public services in Charleston View and describes each. Furthermore, the chapter looks at the deficiencies in services and offers policies that encourage and guide the community and county to improve the current state of service availability.

A Circulation Chapter is provided to identify and review the roadways, trails and public transportation systems in Charleston View. It also contains policies for these circulation elements designed to support the community's vision.

The Conservation and Open Space and Recreation Chapter explores the recreation opportunities surrounding Charleston View and evaluates the possibility of additional recreation within it. Policies have been created from community input to address recreation opportunities and community facilities that promote the Charleston View vision.

SUMMARY OF POLICIES

Land Use (LU) commercial

- LU-1 Encourage owners of property in the area surrounding the St. Therese Mission to rezone to Commercial Recreation (C5) (map referral).
- LU-2 Encourage owners of property on the southwest end of Charleston View that abut BLM land and have access to Two HK Rd. to rezone to (C5) (map referral).
- LU-3 County staff will further work with the Charleston View community to design a mixed use commercial/residential and commercial/industrial zone for areas along and to the north of the Old Spanish Trail Highway that will allow the uses to be co-mingled without causing tensions between users.
- LU-4 County staff will work further with the community to develop an Old Spanish Trail Highway design overlay that requires:
 - business entries to front Old Spanish Trail Highway
 - zero- front-yard setbacks with all parking in the rear
 - multi-use (bike and pedestrian) paths to provide front door access
 - a western or mission style design for commercial properties along the Old Spanish Trail Highway including, potentially, a boardwalk
 - a requirement for tree plantings and tree maintenance along the Old Spanish Trail Highway as development occurs
- LU-5 All utility lines will be required to be put underground
- LU-6 lighting will be required to meet the policy set-forth in the County's General Plan (VIS-1.6) with up to date lighting fixtures.

Land Use (LU) residential

- LU-7 Encourage the owners of the 2.5-acre parcels zoned Open Space to change to Rural Residential.
- LU-8 Do not allow for zone changes to decrease the minimum lot size requirements to maintain the community's vision of large lot residential and agriculture mix.
- LU-9 The community will work with the County on a neighborhood clean-up program.

Economic Development (ED)

- ED-1 Encourage Charleston View community members to meet with County and other land managers in the Charleston View area to discuss and plan for connections to recreation opportunities near Charleston View to better

understand potential economic development and grant opportunities related to the surrounding public lands.

- ED-2 Community members and county staff will actively pursue grants for an economic analysis for Charleston View to better determine realistic economic goals based on potential industries that might target Charleston View.
- ED-3 Periodically review and evaluate the number of commercial cannabis licenses obtained by members of the Charleston View community and how successful commercial cannabis performs as an economic driver. Request changes as appropriate to the County's cannabis policies and regulations based on these evaluations.
- ED-4 Encourage developers interested in hospitality and recreation related businesses to locate in Charleston View.
- ED-5 Community and county staff will actively watch for economic development opportunities with industries that subscribe to sustainable practices and utilize a local workforce and work to entice them to locate in Charleston View.
- ED-6 Encourage any potential photovoltaic solar energy generation facilities to locate in the northeast area of Charleston View away from envisioned residential and commercial development.
- ED-7 Potential solar developers shall work with the community of Charleston View and county staff to site photovoltaic solar energy generation facilities with the least amount of impacts to Charleston View and develop mitigation measures to help the community obtain services (utility, community, etc.).

Public Services and Utilities (PSU)

- PSU-1 Southern Inyo Fire District shall explore and apply for equipment and facility grants and to the extent practicable with the help of the County.
- PSU-2 Community and County will find possible grants for individual solar systems or a community solar facility.
- PSU-3 County and community will contact phone and internet service providers to see what local incentives might be available to improve and deliver better

services to Charleston View. County staff will look for grant opportunities and ways continue and expand the 21st Century Obsidian project.

- PSU-4 County and community will find possible Grants for a community garden and farmers market startups.
- PSU-5 As development occurs, funds for a community/civic center will be sought through development agreements and where possible grant funding.
- PSU-6 Parks and schools will be developed along with development and growth. Areas that maybe most appropriate for parks and schools are identified on the vision map.

Circulation (Roadways and Highways-RH and Bicycles and Trails-BT)

- RH-1 As development applications are received by the county, street and pathway improvements shall be required.
- RH-2 County will look into and pursue grant opportunities to further evaluate road conditions on the Old Spanish Trail Highway with regard to use and safety.
- RH-3 Gateway and wayfinding signage will be included at both ends of the Old Spanish Trail Highway. The County will work with the community on design and opportunities for funding gateway and wayfinding signs.
- BT-1 Community and County will work with the National Park Service and the Old Spanish Trail Association to pursue grants to evaluate and possibly fund a multi-modal path along the historic Old Spanish Trail that runs through Charleston View and into Tecopa.

Conservation and Open Space (Recreation, REC)

- REC-1 County will work more with the community and the BLM on possible connections from Charleston View to existing hiking and off-road vehicle trails.
- REC-2 County and community will research grant opportunities for wayfinding and informational signage throughout Charleston View, especially with regard to appropriate behaviors and legal areas for OHV use.
- REC-3 County and community will aggressively explore grant opportunities to help plan and fund a community garden and setting up a farmers market.

-
- REC-4 As development occurs, county will work with developers on a potential community center, parks and paths.

DRAFT

1 INTRODUCTION

During the adoption discussions for the Renewable Energy General Plan Amendment (REGPA), the Inyo County Board of Supervisors directed staff to research what a Specific Plan for Charleston View would entail and potentially accomplish. Much of the impetus for this interest in planning came from the Bright Source Energy proposal for a large concentrating solar energy project and the County adopting a Solar Energy Development Area (SEDA) in Charleston View as part of its Renewable General Plan Amendment (REGPA). After these discussions, the Board directed staff to prepare a Specific Plan for Charleston View, as well as for Tecopa and Shoshone.

The communities in the southeast part of Inyo County are often overlooked due to their low populations and the remote nature of the area. Leading up to the decision to prepare Specific Plans for these communities, there had been a new focus on this part of the county due to the REGPA, the proposed Hidden Hills Solar project, an increased interest in tourism, more specifically eco-tourism, and elevating concerns about diminishing water availability. There had also been a growing interest in federal landuse designations for the public lands in southeast Inyo County. Much of the proposed federal landuse designations discussion came out of the Desert Renewable Energy Conservation Plan.

Over time, the owner of Shoshone asked to rezone her property outside of the community planning process and the Shoshone Plan was dropped. It also came to staff's attention that the Plans were not setting up as Specific Plans, but instead, as Community Plans, so were renamed to reflect this.

Charleston View's Draft Plan took about 3-years to complete. Four workshops were held to elicit information from the community on the vision for Charleston View, focusing on what it should look like in the future. Since Charleston View is virtually undeveloped, the Plan centers on concepts for what the community will be in the future. Keeping the open and remote character of Charleston View is extremely important to the people who live there and they have firm views on how it should and should not change.

Inyo County's General Plan applies to all of the unincorporated areas of the county and establishes the policy framework that guides the decision making process on issues such as land use, transportation, and the environment. The General Plan was most recently updated in 2002 and contains a wide range of goals that address agriculture, the built and natural environments, circulation, and economic development issues.

The Charleston View Plan, like all community plans, must be consistent with the County's General Plan. Community Plans are designed to contain additional policies to the General Plan that are based on a particular community's unique characteristics,

issues and opportunities, and the community's vision. Charleston View's Community Plan Vision is:

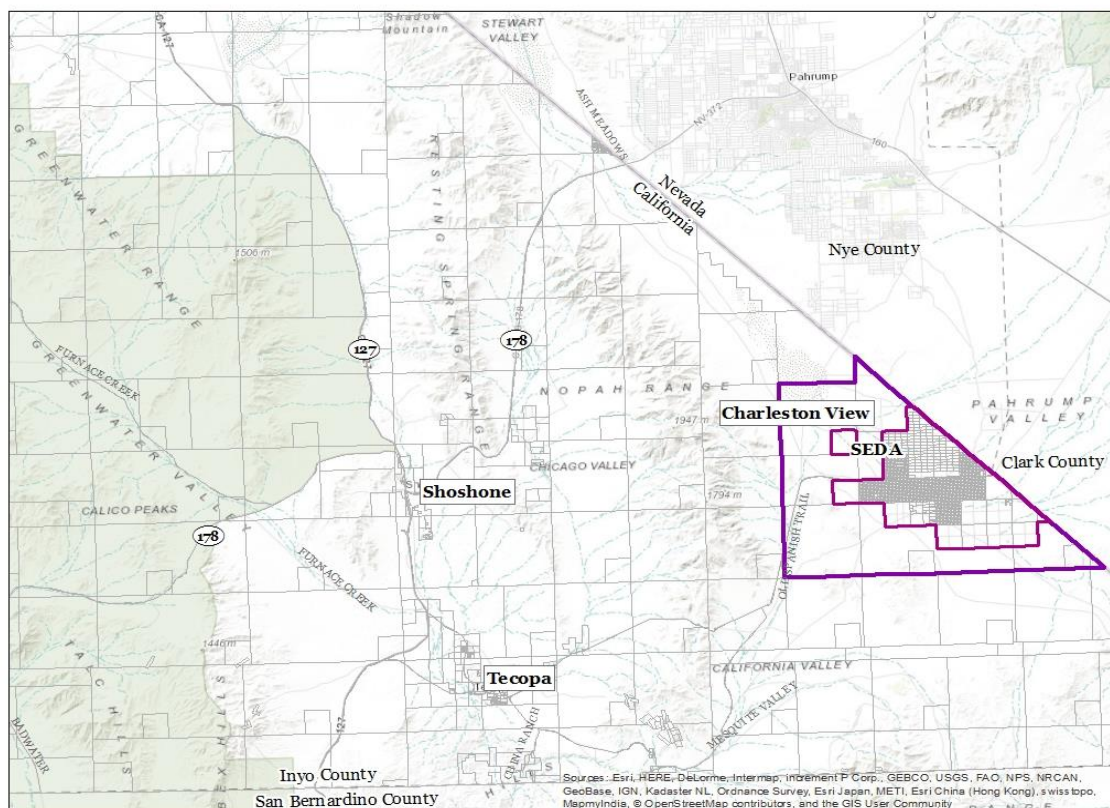
“Charleston View is a homegrown community focused on innovatively sustaining life, history and culture for one another”.

Once adopted, the Plan will be implemented through: changes and additions to zoning designations; programs that the community and county staff will engage in; and, with discretionary permit reviews such as for variances, conditional use permits, and subdivisions.

2 BACKGROUND

2.1 LOCATION

Charleston View is located in the Southeast section of Inyo County and sits along the California – Nevada border. It is about 26-miles west of Pahrump Nevada and about 60-miles from Las Vegas. Charleston View sits east of Tecopa off the Old Spanish Trail Highway and Nevada 160 and east of Shoshone off Highway 178 and Nevada 160. It is geographically the west end of the Pahrump Valley that is shared by Nevada and California. The Nopah Range defines the western edge and it is bordered on the northeast by Nye County Nevada and on the southeast by Clark County Nevada.



2.2 SETTING

The area defined for the Charleston View Specific Plan is approximately 43,440-acres (this is a total of parcel area, does not include roads or right of ways). It is comprised almost completely of vacant land with scattered residential uses. Most of the developed area is in the center of Charleston View, located to the south of the Old Spanish Trail Highway. It consists of residential dwellings made up mainly by mobile homes.

The Magnificat Ventures LLC group built a Catholic church and columbarium (St. Therese Mission) on a site in Charleston View on its eastern edge, north of the Old Spanish Trail Highway. This development includes a visitor center and rooms for community and church meetings. The group holds community events and church services that are open to everyone. Charleston View also has a Solar Energy Development Area (SEDA) overlay on it that is about 16,000-acres. This SEDA allows for a maximum of 2,400-acres of photo-voltaic solar energy development.

Charleston View has water resources, but the extent and quality of this water has not been fully evaluated. Charleston View's location within the Pahrump Valley gives it a relatively flat landscape with gentle sloping from the surrounding hills and mountains in towards its center. Charleston View contains one of the largest consolidated areas of privately owned land in Inyo County and is well connected to Pahrump and Las Vegas, Nevada. Charleston View is located in Inyo County Supervisorial District 5.

2.3 HISTORY

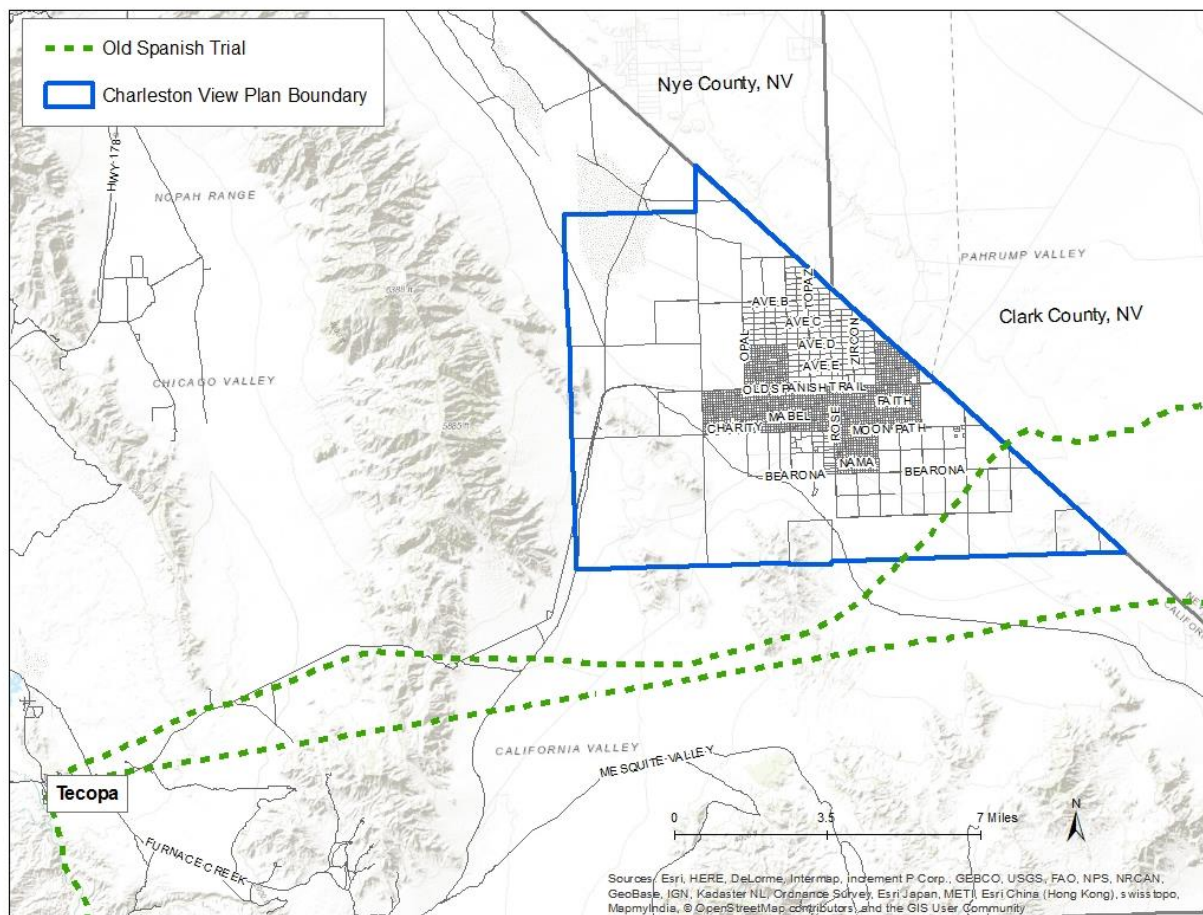
Charleston View is situated in a border region between Native American territories inhabited by the Southern Paiute and the Panamint, a Western Shoshone group. The Chemehuevi were also known to venture into the area. Ethnographic studies prepared for the Hidden Hills Solar project found lithic scatters in the area, indicating the presence of these groups in Charleston View.

2.3.1 Old Spanish Trail

The first Europeans traversed the Charleston View area in the late 1700s and early 1800s. Between 1829 and 1830 the Old Spanish Trail was established as a trade route between Santa Fe, New Mexico and Los Angeles, California. It ran across an area that now incorporates six states and was 2,700 miles long. The trail gets its name from the Spanish colonies in northern New Mexico and southern California that were linked by it. The Spanish outpost of Santa Fe, New Mexico was founded in the early 1600s and the pueblo of Los Angeles, California was founded in 1781. It was not until 1829, though, when Santa Fe merchant Antonio Armijo led 60 men and 100 pack mules northward on the trails blazed by native peoples that a suitable land passage between these colonies was established.

Armijo's mules carried woolen goods for trade in California. On the return trip, Armijo backtracked along the route Spanish padres Dominguez and Escalante recorded as they returned to Santa Fe from southern Utah more than 50 years earlier. He and his men drove mules, horses, and donkeys obtained in California for trade in New Mexico. Some of the several Old Spanish Trail trade routes were eventually replaced by wagon roads.

Later the Old Spanish Trail became a major route for American settlers headed for Los Angeles. Many of these travelers were Mormons, some were journeying from Utah to settle in southern California and others were there to trade for goods to bring back home. The Old Spanish Trail went through Charleston View east to west and continued on over the Emigrant Pass. Resting Springs, located on the west side of Emigrant Pass, was a primary watering stop along the way. The Trail went on to just east of present day Tecopa and then headed south into Los Angeles. There are still noticeable traces of the Old Spanish Trail in Charleston View. It has been mapped by the National Park Service as part of a feasibility study and includes a section that runs through the southeast corner of Charleston View.



2.3.2 Hidden Hills Ranch

Charleston View, as we know it today, began as the Hidden Hills Ranch. The original ranch area included about 1,250-acres in Nevada. It was originally owned by John Yount. Roland Wiley, a Las Vegas attorney, who ended up purchasing Hidden Hills Ranch after trying to settle the estate for the original owner's (Yount) common law wife Belle.

Wiley used the ranch as a refuge from his life in Las Vegas. He spent much of his time at the ranch working on his pet project Cathedral Canyon. It was a very unique attraction that Wiley shared admission free. It had sculptures, stained glass windows, lighting, and plaques with poetry and inspirational thoughts. One could walk through the canyon on an established trail. There were also benches along the way to sit and rest and reflect. This once beautiful artistry by Wiley has been vandalized and worn down by the desert to the point where there are only faint traces of it left.

2.4 DEMOGRAPHICS

The US Census does not recognize Charleston View as a Census Defined Place. This means that there is no data collected solely for it. The smallest Census geography containing information for Charleston View is Block Group. This makes it somewhat limited with regard to a Charleston View focus. The American Community Survey Data is based on 5-year samplings for small area data collection. This is used for areas with populations under 20,000. All of Inyo County falls into the small area category, but examining Charleston View with County total data would not present a good characterization as the towns along the 395 corridor would be in the mix, so Block Group data is used. The American Community Survey small area data collection method also creates a high margin of error in the data.

Charleston View is located in Census Block Group (CBG) 8001. Along with Charleston View, it also includes Furnace Creek, Death Valley Junction, Tecopa, Shoshone and Sandy Valley. The total population for CBG 8001 based on the 2005-2014 estimate is 479-people. Based on a petition submitted on the REGPA from the Charleston View community, there are about 64-people who live there, or about 13% of CBG 8001's population. The median age for CBG 8001 is high at 52-years. This is consistent with what people who live in Charleston View have reported to staff. Staff from the Death Valley Unified School District, report that currently there are 8-children who attend the school who are from Charleston View. These children would range in age from 5-18-years. The race and ethnic makeup of CBG 8001 is:

White	89.6
Hispanic/Latino	5.2
American Indian/Alaska Native	4.4%
Asian	0.4%
Black or African American	0.4%

People in CBG 8001 who reported themselves as living in poverty is 112 representing 23% of the population and the unemployment rate is about 10%.

The tax assessor records indicate there are approximately 54-parcels that are locally owned (based on mailing addresses to Tecopa, Shoshone and Pahrump) and 23 of these have a residence built on them. This gives a rough person per household rate of 2.8.

2.5 DEVELOPMENT PROPOSALS

2.5.1 2005 Charleston View Development Management Plan

During the early-mid 2000s the Inyo County Planning Department received several inquiries about land development in Charleston View that could have resulted in 50,000-65,000 housing units. This was spread over three separate proposals each included a golf course, one a recreational vehicle park, two with a regional/town center commercial areas and one with an industrial job creation component. These plans were subject to water availability and CEQA review. Some initial water testing did occur during this time. None of these developments went any further than the idea phase; however, and the housing market decline beginning in 2006 was likely a strong factor in these developments not being pursued.

2.5.2 Hidden Hills Solar Project

The Hidden Hills Solar Project was proposed by Bright Source Energy, Inc. It was to be located on approximately 3,277 acres in Charleston View. As proposed, it would have been comprised of two solar fields and associated facilities including two solar plants each generating 250-megawatts for a total of 500-megawatts. Each of these solar plants would have used heliostats (elevated mirrors guided by a tracking system) to focus the sun's rays on a solar receiver steam generator (a solar boiler used to make steam which would then generate electricity). These solar "power towers" were to be located near the center of each solar field. Because this project was over 50-megawatts and proposed with power tower technology, it was under the jurisdiction of the California Energy Commission for approval. The County was; however, very active and influential in the project review. Not long after the County approved the REGPA, which excluded all solar

technologies except Photovoltaic, the Hidden Hills Solar Project permit application was withdrawn.

3 ISSUES AND OPPORTUNITIES

Issues and opportunities are conditions that either need attention for improvement (issues) or are elements that are working well in the community and should be enhanced (opportunities). Issues and opportunities were identified at the October 22, 2015 public meeting and through the opportunities and constraints evaluation prepared for the Existing Conditions Report. The two lists were combined into a single list that was used for the visioning meetings.

3.1 ISSUES

The issues identified through the process describe above resulted in:

- Potentially insufficient supply of water
- No infrastructure
- No utilities
- No services
- Junk
- Flood Zone
- Distance to schools
- Absentee landowners
- Cultural Resources
- Potential federal landscape designations

3.2 OPPORTUNITIES

The opportunities identified through the process describe above resulted in:

- Largest consolidation of private land in Inyo County
- Clean slate for planning purposes
- Proximity to Pahrump and Las Vegas
- Connections to Shoshone and Tecopa
- Beautiful desert landscape
- Mostly flat
- Good main road connections to and through
- Potential federal landscape designations
- Old Spanish Trail
- Cultural resources

4 CHARLESTON VIEW'S VISION

The Charleston View community also came up with a vision statement for the plan at the October 5, 2016 meeting, it is:

Charleston View is a homegrown community focused on innovatively sustaining life, history and culture for one another.

The vision for Charleston View was discussed in more detail and additional vision statements were identified by categories, this included:

4.1 VISION – BUSINESS AND ECONOMY

- Commercial corridor along Old Spanish Trail Hwy
 - No overhead powerlines along roadway
- Companies with sustainable practices
- Civic center
 - Museum / cultural center
- Way finding; including info markers and hiking trail signs
- Childcare center
- Local market
 - Co-op / Farmers market
 - Community garden
- Ranch store / Construction supplies
- Cohesive building facades
 - Western style, boardwalk
- Gas station for “duners” (seasonal visitors)
- Rest stop for truck drivers
- No chain or big box stores
- Only allow companies that hire small numbers of employees
- Locally sourced materials from local ventures
 - Gravel pit

4.2 VISION – HOUSING

- Single story homes with large areas for gardens
- Maintain larger lot sizes (2.5 acres and greater)
- Include mobile home parks and RV parks
- Promote a waterwise community
- Locate a reliable water source
- Plan for fire protection
 - Fire harden structures (more resilient to fire)

4.3 VISION – ENVIRONMENT, RECREATION, AGRUCULTURE

- Campground
- Swimming Pool
- Kids park
 - Shaded parks
 - Sports Fields

- Trails through town to BLM
- Promote connectivity & accessibility
- Separate multiuse & ATV (OHV) trails
- Warning signage about heat, need for water, and wildlife
- Off road park to attract “duners” & others who will be in the area to off road

4.4 **VISION – INFRASTRUCTURE, UTILITIES, TRANSPORTATION, SCHOOLS, ENERGY, SERVICES**

- Need for Fire Department and/or protection
 - Water truck to transport water for fire emergencies
- Safety – Police presence
- Clinic – health clinic

5 **LANDUSE**

A primary goal of the Charleston View Community Plan is to create a guide for future development. Since Charleston View is mostly vacant, having a Plan for development designed by the community, for the community’s future, is critical. During each public workshop held in Charleston View participants expressed a desire for additional development, and they were very clear that they do not want this development to be an extension of Pahrump Nevada. Particular community traits the people who live in Charleston View would like are: large lot residential mixed with home gardens and agriculture uses; a variety of housing types and affordability mix including manufactured home and RV parks; commercial opportunities, especially food stores and farmer’s markets; and, maintaining the rural nature of the area.

The County’s General Plan recognizes many of the same issues as the Charleston View Community Plan, specifically maintaining existing character of the County; maintaining rural communities; and supporting new commercial development. Topics included in the Charleston View Plan regarding Landuse include:

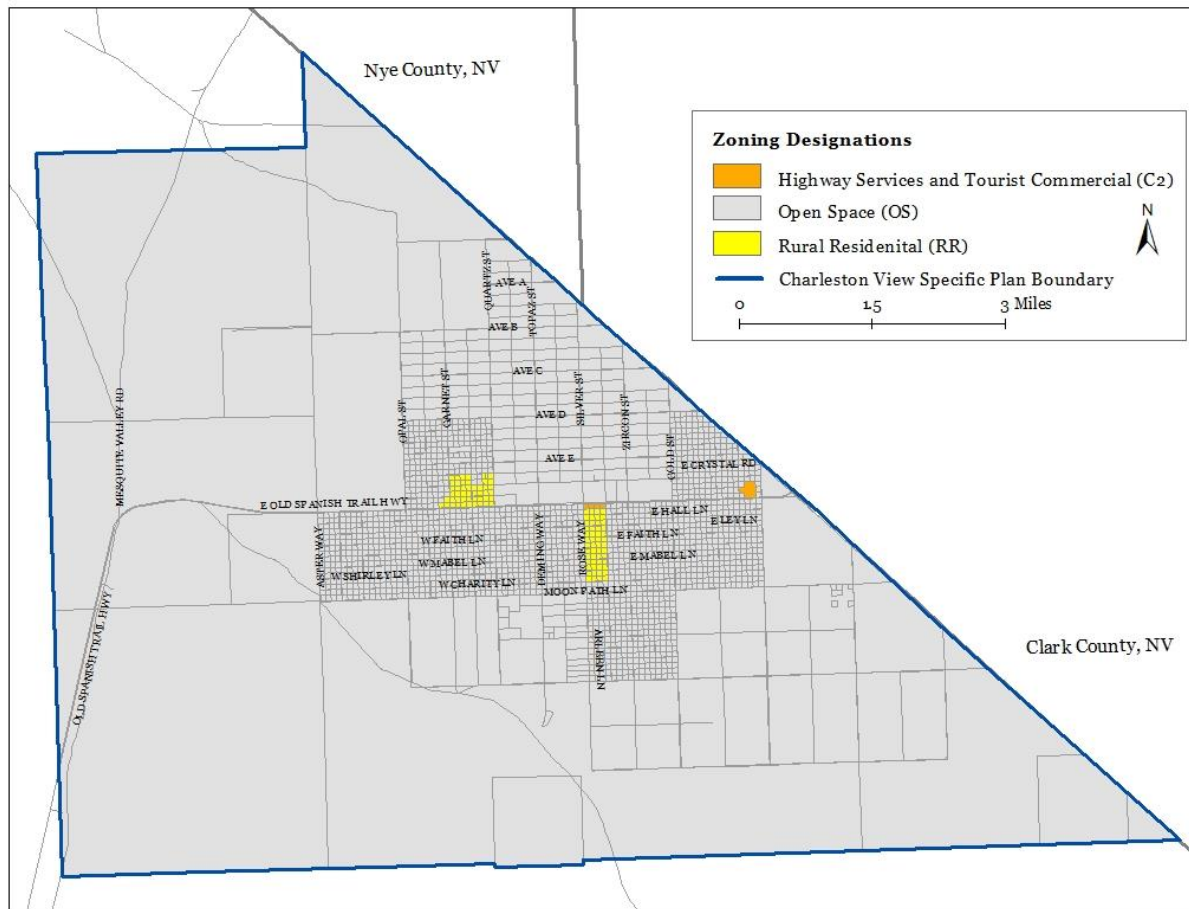
- Zoning designations
 - Commercial
 - Residential
- Dark Skies

5.1 **ZONING**

Most of the area (99%) is zoned open space, with Rural Residential having the next highest percentage (0.57%). Currently, the zoning and actual landuse in Charleston View is well matched making the issue of zoning mostly relevant for any future planning or development in Charleston View and not with regard to current consistency issues. Presently, there are approximately 16,269-acres of privately owned vacant land in

Charleston View. The zoning on privately owned vacant parcels in Charleston View is as follows:

Open Space (OS)	43,109 acres	99.37%
Rural Residential (RR)	245 acres	0.57%
Highway Services and Tourist Commercial (C2)	26 acres	0.06%
Total	43,440	100%



The intent and purpose of these zoning designations per the Inyo County Code, Title 18 include:

Open Space 18.12.010:

A. The purpose of this chapter is to provide a zone classification for those areas designated as open space by the county general plan so as to encourage the protection of mountainous, hilly upland, valley, agricultural, potential agricultural, fragile desert

areas, and other mandated lands from fire, erosion, soil destruction, pollution and other detrimental effects of intensive land use activities.

B. It is the intent of this chapter to establish standards for land uses that will protect and preserve the environmental resources, scenic, natural features, and open space character of the county, while also providing for agricultural development and protection of existing agricultural areas from urban development or residential subdivision.

C. It is also the intent of this chapter to preserve agricultural areas open space around the more intensive urban areas of the county, while providing for compatible multiple use of nonagricultural lands which are principally held by federal and other public agencies.

Rural Residential 18.21.010:

It is the intent and purpose of this chapter to provide suitable areas and appropriate environments for low density, single family rural residential and estate type uses where certain agricultural activities can be successfully maintained in conjunction with residential uses on relatively large parcels. The RR (rural residential) zone is intended to be applied to the areas outside the urban communities of Inyo County which are without fully developed services and where individual residences are expected to be largely self-sustaining, particularly for water and sewage disposal

Highway Service and Tourist Commercial 18.48.010:

The highway services and tourist commercial or C-2 district is established to provide space for highway and tourist related enterprises adjacent to major routes of travel, so regulated as to prevent the impairment of safe and efficient movement of traffic and to encourage attractive development, compatible with adjacent residential land uses.

5.2 COMMERCIAL

Charleston View has almost no commercial activity, with the Saint Therese Mission being the only commercial entity located there. It consists of a church, columbarium and a small gift shop. Presently there are three applications for zone changes in Charleston View. Two are for General Commercial and one for General Industrial. These cover activities related to cannabis growing, processing and selling and a motor cycle repair and parts store. There was a strong consensus among the community members that more commercial opportunities are needed in Charleston View.

A commercial corridor with a mix of uses along the Old Spanish Trail Highway is highly desired by the community. The community prefers that commercial entities include sustainability components in their business model and tend to be smaller companies.

They are not interested in big box retailers or chain stores (this was described as they do not want to look like Pahrump). They also would like the commercial corridor to be pedestrian friendly and have a historic/western theme, such as a boardwalk.

A more inclusive mixed-use residential/commercial and commercial/industrial zoning was also discussed by the community and they expressed an interest in including this type of zoning in Charleston View.

The community also has interest in business activities that cater to visitors and people who pass through using the Old Spanish Trail Highway, particularly those headed to the Dumont Dunes Off Highway Vehicle (OHV) Area. Ideas related to visitor use include: areas for motel/hotels, RV parks and campgrounds, gas stations, an OHV park and truck stops.

Policies – Land Use (LU) commercial

- LU-1 Encourage owners of property in the area surrounding the St. Therese Mission to rezone to Commercial Recreation (C5) (map referral).
- LU-2 Encourage owners of property on the southwest end of Charleston View that abut BLM land and have access to Two HK Rd. to rezone to (C5) (map referral).
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- LU-5 All utility lines will be required to be put underground
- LU-6 lighting will be required to meet the policy set-forth in the County's General Plan with up to date lighting fixtures.

5.3 RESIDENTIAL

Based on reports from community members, there about 60-adults and 8-children currently living in Charleston View. Staff conducted a count of housing units and found that there are about 30-housing units in Charleston View and most of these are older

mobile homes. Charleston View can be characterized as an extremely low density residential area, surrounded by a vast expanse of open space.

Visually, the area is quite appealing with broad vistas to the hills and mountains that surround it. The private homes are mostly clustered in center of Charleston View on the south side of the Old Spanish Trail Highway. Some of the properties and yards are well maintained, but many others are not. There is a lot of storage consisting of old cars, trailers, machinery, tires and various scraps of metals, wood and plastics in yards throughout. Outside of this centralized area, there are scattered residences, mostly mobile homes and travel trailers with large areas of open space between. There are also dump sites and abandoned, dilapidated, mobile homes, vehicles, and travel trailers scattered about the Charleston View area.

During the community meetings held for the Charleston View Community Plan, attendees indicated that they would like to see more residential development in Charleston View and preferred that new development maintain the large lot type that is there now. Currently much of Charleston View has Open Space zoning with 2.5-acre lots. The residents of Charleston View want the lot sizes to stay as they are, so that people can have large gardens on their property along with their homes, as well as, space for small farms.

They would also like to see areas for Manufactured homes and RV parks that can provide for more affordable housing and again with enough area included with them for gardens and farms. The community was also very vocal about wanting to use non-traditional building methods and types. Planning staff discussed this idea with Building and Safety staff and was informed that people can use non-traditional materials and build non-traditional buildings as they wish, as long as the resulting buildings meet State building code standards.

Policies – Land Use (LU) residential

- LU-7 Encourage the owners of the 2.5-acre parcels zoned OS to change to RR.
- LU-8 Do not allow for zone changes to decrease the minimum lot size requirements to maintain the community's vision of large lot residential and agriculture mix.
- LU-9 The community will work with the County on a neighborhood clean-up program.

5.4 DARK SKIES

Charleston View is a remote community set in a flat desert landscape surrounded by mountain ranges. The remoteness of Charleston View is one of its defining characteristics and part of its appeal. This includes the quiet and dark night sky. With

very little development and vast areas of open space surrounding Charleston View it is dark at night with only some light trespass from Pahrump. The dark night sky is another feature of the area the residents would like to maintain.

At the time of the writing of this plan, the County was beginning a Countywide process for preparing a Dark Skies ordinance. There is already language in the General Plan addressing Dark Skies (Visual Resources VIS -1.6) and LU-6 directs development in Charleston View to meet it.

6 ECONOMIC DEVELOPMENT

Charleston View has no commercial services; the people who live there rely on Pahrump for all of their services. For Charleston View to develop, some sort of industry would be needed to bring people in, or it could develop as a bedroom community for Pahrump and possibly a second home community for Las Vegas. Economic development interests by the community were for organic farming for the Las Vegas market, cannabis related businesses, and tourism, mainly in connection to the surrounding BLM lands for wilderness and OHV use.

6.1 AGRICULTURE

There is plenty of land in Charleston View zoned Open Space where organic farming could easily be conducted. The County's cannabis business license ordinance puts Charleston View in business license zone 5G. 5G allows for 15 cultivation, 10 manufacturing, 1 testing, 1 retail, 2 distributor and 2 microbusiness license types. These numbers can provide for a good start to cannabis business establishment in Charleston View. At the time of the writing of this plan, there was an application to change some of the zoning in Charleston View for proposed cannabis businesses.

6.2 RECREATION

There is abundant opportunity for the Charleston View area to capitalize on travelers passing through on the way to Dumont Dunes and Death Valley. There is also some opportunity for recreational development within it. An OHV park and enhancing connections to the surrounding BLM wilderness areas were suggested by the community for recreational development as well as capitalizing on the Old Spanish Trail. The St. Therese Mission also brings visitors to Charleston View. The establishment of hospitality businesses such as restaurants and motels that serve pass through visitors and visitors to the Mission could be advantageous for Charleston View.

6.3 SOLAR ENERGY DEVELOPMENT AREA

Charleston View has a Solar Energy Development Area (SEDA) General Plan Overlay. The community is not particularly fond of the SEDA, it could, however, provide some

job opportunities, and benefits to the community, if a developer decides to construct a photovoltaic solar energy generation facility in Charleston View.

Policies - Economic Development (ED)

- ED-1 Encourage Charleston View community members to meet with County and other land managers in the Charleston View area to discuss and plan for connections to recreation opportunities near Charleston View to better understand potential economic development and grant opportunities related to the surrounding public lands.
- ED-2 Community members and county staff will actively pursue grants for an economic analysis for Charleston View to better determine realistic economic goals based on potential industries that Charleston View might attract.
- ED-3 Periodically review and evaluate the number of commercial cannabis licenses obtained by members of the Charleston View community and how successful commercial cannabis performs as an economic driver. Request changes as appropriate to the County's cannabis policies and regulations based on these evaluations.
- ED-4 Encourage developers interested in hospitality and recreation related businesses to locate in Charleston View.
- ED-5 Community and county staff will actively watch for economic development opportunities with industries that subscribe to sustainable practices and utilize a local workforce and work to entice them to locate in Charleston View.
- ED-6 Encourage any potential photovoltaic solar energy generation facilities to locate in the northeast area of Charleston View away from residential and commercial development.
- ED-7 Potential solar developers shall work with the community of Charleston View to site photovoltaic solar energy generation facilities with the least amount of impacts to Charleston View and develop mitigation measures to help the community obtain services (utility, community, etc.).

7 PUBLIC SERVICES AND UTILITIES

7.1 SERVICE DISTRICTS

Charleston View is served by two districts: the Inyo-Mono Resource Conservation District and the Southern Inyo Fire District. The Inyo-Mono Resource Conservation District covers all of Inyo County. It provides: technical assistance to landowners, services related to the improvement of land capabilities, resource conservation, prevention and control of soil erosion and public education. The Southern Inyo Fire District covers about 1,390-square miles and includes Charleston View, Shoshone and Tecopa. The main facility for the fire district is in Tecopa about 20-miles to the west of

Charleston View. Presently, the Southern Inyo Fire District is increasing service availability to Charleston View with water tanks on each end of the area. During the Charleston View Plan workshops, Fire District representatives indicated that they have a very low budget, which results in them having outdated equipment and/or no equipment that makes it more difficult for them to provide essential services.

7.2 POLICE

Charleston View is served by the Inyo County Sheriff. The service area for the Sheriff's office that includes Charleston View is 3,200-square-miles. There is a Sheriff's substation in Shoshone about 30-miles away. The attendees at the community meetings did not indicate that there is a deficiency in police services, but they would like more police presence in the area, in general.

7.3 COMMUNITY/CIVIC CENTER

Along with new and/or better fire and police service facilities, the vision for the community of Charleston View includes having a community center with a pool and activity center for children. This could include all of these services being connected to or sharing a building or campus to co-locate them. They would also like areas for community gardens and a farmers market connected to the community center.

7.4 WATER

There is not a community water district in Charleston View. Charleston View residents are served by individual water wells. There has been some study of water availability in Charleston View. There are both shallow and deep aquifers in the area. Any major development in Charleston view would likely require drilling down to the deeper aquifer for sufficient water supplies. Some test drilling has been done but the results were intermittent as water was found in some spots, but not in others. Charleston View is located in the Pahrump Valley and shares the regional Pahrump Valley aquifer with it. Based on data collected and analyzed by Nye County Nevada this aquifer is in decline and needs additional analysis. If the decline in the aquifer is found to be substantial, it could affect Charleston View with regard to potential development.

7.5 SEWER

There is not a community sewer district in Charleston View or any method other than private septic systems. If the lot sizes in Charleston View stay as they are, the area can handle increased development and density with regard to waste disposal and individual septic systems.

7.6 OTHER UTILITIES AND SERVICES

Charleston View is served by Pahrump Valley Disposal for solid waste disposal. There is a transfer station with a large dumpster for solid waste and one for recycling. There is no residential service. People must bring their trash to the community dumpster for disposal.

Southern California Edison provides electricity to the area; much of the Charleston View community is not hooked up to electrical service, however. There is also no phone service (land line) in the area, but cellular service is available and works well throughout Charleston View because of towers located in Pahrump. The community is very interested in individual or community solar energy generation to provide for their electricity needs. They also wish to have any new electric or phone service lines put underground to eliminate overhead wires. Since there is currently very little to no electric or phone service in Charleston View, requiring the undergrounding of utility lines could be made a requirement on all new utility expansion without requiring much retrofitting. Most opportunity for new and/or expanded services in Charleston View will likely be coupled with development proposals, or through grant opportunities.

Policies – Public Services and Utilities (PSU)

PSU-1 Southern Inyo Fire District shall explore and apply for equipment and facility grants and to the extent practicable with the help of the County.

PSU-2 Community and County will find possible grants for individual solar systems or a community solar facility.

PSU-3 County and community will contact phone and internet service providers to see what local incentives might be available to improve and deliver better services to Charleston View. County staff will look for grant opportunities and ways continue and expand the 21st Century Obsidian project.

PSU-4 County and community will find possible Grants for community garden and farmers market startups.

PSU-5 As development occurs, funds for a community/civic center will be sought through development agreements and where possible grant funding.

PSU-6 Parks and schools will be developed as necessary with development and growth. Areas that maybe appropriate for parks and schools are identified on the vision map.

8 CIRCULATION

Charleston View can be accessed by Highway 127 and the Old Spanish Trail Highway that connects it to Tecopa and Shoshone, Death Valley and further west to Highway 395. The Old Spanish Trail Highway also connects Charleston View to Pahrump and into Las Vegas via Nevada 160 to the east.

The County Road Department maintains the Old Spanish Trail Highway and Mesquite Valley Road (a maintained dirt road) in Charleston View. The other roads in the area are locally maintained or unmaintained dirt roads and many are in poor condition.

The Charleston View community showed an interest in road grading and maintenance. They also commented on pass through traffic that affects the Old Spanish Trail Highway. They would like to see safety improvements to the Old Spanish Trail Highway and traffic control to slow people down. More development along the road could help with this by increased activity slowing traffic. The community also expressed an interest in road improvements for Old Spanish Trail Highway including widening. Some were interested in prohibiting large trucks and/or making it a toll road to generate the funds for repairs and upgrades.

A gateway treatment at both ends of Old Spanish Trail Highway announcing Charleston View could help define the community and let travelers know when they arrive there. Way finding signs for Tecopa, China Ranch, Pahrump, Shoshone, Dumont Dunes, Death Valley, Pahrump and Las Vegas would also help orient and direct people coming into or going out of Charleston View.

A multi-modal path (walking, cycling, horseback riding) was highly desired by the Charleston View community that would extend across Charleston View and potentially connect to Tecopa. A multiuse path that parallels the historic Old Spanish Trail is discussed in the Conservation and Open Space and Recreation section. A multiuse path for pedestrian and bike use fronting the Old Spanish Trail Highway and providing access to businesses located along it was another idea from the community. This concept is addressed in policy LU-4. The community would also like to see trail connections for both motorized (OHV) and non-motorized use to the BLM lands that surround Charleston View and walking trails between residential and commercial areas, as well as, to parks and schools.

Policies - Circulation (Roadways and Highways-RH and Bicycles and Trails-BT)

RH-1 As development applications are received by the County street and pathway improvements will be required.

RH-2 County will look into and pursue grant opportunities to further evaluate road conditions on the Old Spanish Trail Highway with regard to use and safety.

RH-3 Gateway and wayfinding signage will be included at both ends of the Old Spanish Trail Highway. The County will work with the community on design and opportunities for funding gateway and wayfinding signs.

BT-1 Community and County will work with the National Park Service and the Old Spanish Trail Association to pursue grants to evaluate and possibly fund a multi-modal

path (bicycle and pedestrian) along the historic Old Spanish Trail that runs through Charleston View and into Tecopa.

9 CONSERVATION AND OPEN SPACE AND RECREATION

The area surrounding Charleston View has numerous recreation opportunities, mostly the wilderness type. There are several wilderness areas around Charleston View that are administered by the BLM, including the Nopah and Kingston ranges. These areas allow for hiking and dispersed camping and the opportunity for solitude in natural environments. No motorized vehicles are allowed in these areas and there are no camping amenities, only wilderness camping is allowed. Charleston View is also near the Spring Range that can be accessed from Pahrump for OHV and wilderness camping and via Las Vegas for more developed recreation such as developed camping and skiing.

A section of the Old Spanish Trail runs diagonally through Charleston View Northeast to southwest and continues over the Nopah range past Resting Springs and into Tecopa. The people who live in Charleston View believe that this piece of important history related to the settlement of the American west could also be an area attraction and should be commemorated. They would like to highlight the trail and use it as a visitor draw. A multimodal trail that parallels the historic Old Spanish Trail, as demarked by the National Park Service and the Old Spanish Trail Association, through Charleston to Tecopa would be a unique and special addition to the Charleston View area. The community would also like to see informational signage along the trail describing the history of the Trail and about the geology and ecology of the surrounding area.

The Dumont Dunes are located about 30-miles south of Charleston View. Some of the people heading for the Dumont Dunes drive through Charleston View and some visit Charleston View and the surrounding area. The Dunes could provide some economic benefit to Charleston View from these visitors. The average annual visitation to Dumont Dunes is approximately 50,000 per year (per BLM).

Death Valley National Park is located approximately 67-miles from Charleston View. The Park Service reports that Death Valley hosted 1,154,843 visitors in 2015. This level of visitation could be very good for Charleston View's economy.

These surrounding recreation opportunities can be a benefit to Charleston View's economy and the community indicated that they would like to capitalize on them more. They are equally concerned about some of the behaviors exhibited by visitors, especially those who engage in OHV activities and would like to see more directional, informational and rules related signage.

The community showed interest in connecting off road vehicle trails to other such facilities in the surrounding area and connections to wilderness areas on BLM managed lands from Charleston View.

Policies – Conservation and Open Space (Recreation, REC)

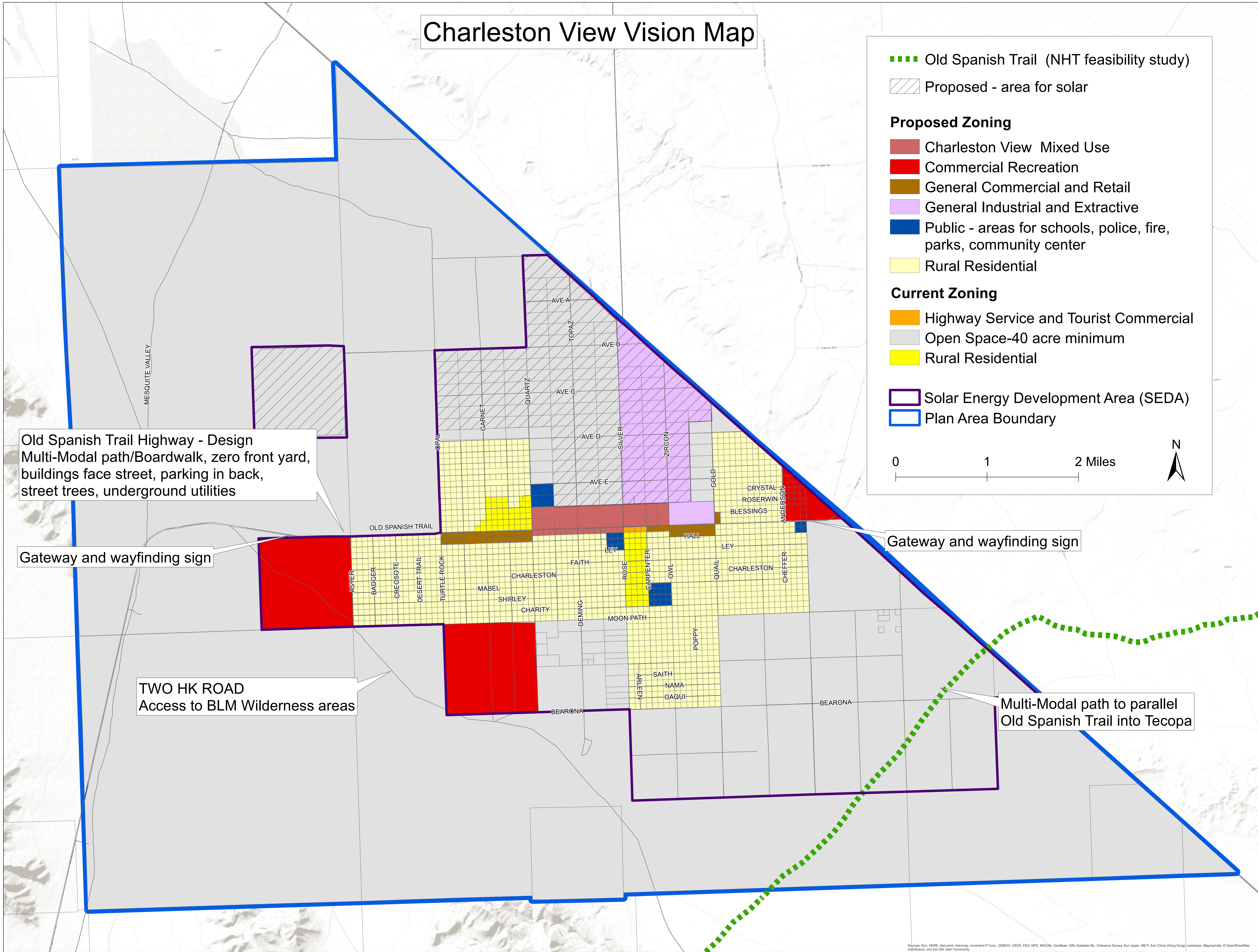
REC-1 County will work more with the community and the BLM on possible connections from Charleston View to existing hiking and off-road vehicle trails.

REC-2 County and community will research grant opportunities for wayfinding and informational signage throughout Charleston View, especially with regard to appropriate behaviors and legal areas for OHV use.

REC-3 County and community will aggressively explore grant opportunities to help plan and fund a community garden and setting up a farmers market.

REC-4 As development occurs the County will work with developers on a potential community center.

Charleston View Vision Map



Old Spanish Trail Highway - Design Multi-Modal path/Boardwalk, zero front yard, buildings face street, parking in back, street trees, underground utilities

Gateway and wayfinding sign

TWO HK ROAD
Access to BLM Wilderness areas

Gateway and wayfinding sign

Multi-Modal path to parallel Old Spanish Trail into Tecopa

Old Spanish Trail (NHT feasibility study)

Proposed - area for solar

Proposed Zoning

Charleston View Mixed Use

Commercial Recreation

General Commercial and Retail

General Industrial and Extractive

Public - areas for schools, police, fire, parks, community center

Rural Residential

Current Zoning

Highway Service and Tourist Commercial

Open Space-40 acre minimum

Rural Residential

Solar Energy Development Area (SEDA)

Plan Area Boundary

012 Miles

N

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapboxIndia, © OpenStreetMap contributors, and the GIS User Community