

Antelope Valley Community Profile Mono County, California



**Walker
Coleville
Topaz**

March 2008 Draft

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Mono County Board of Supervisors District 2

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To Suggest Revisions or Amendments

The Antelope Valley Community Profile is intended to be a dynamic document that changes as circumstances change and new information becomes available. To suggest revisions or amendments to the profile, or to request further information, contact the Mono County Community Development Department.

Antelope Valley Community Profile

Table of Contents

Community Profile

Mono County Community Profiles	1
What are the Boundaries of the Antelope Valley?	1
Land Use in the Antelope Valley	2
Land Use Planning	2
Who Lives in the Antelope Valley?	9
Economic Data for the Antelope Valley.....	13
Housing Conditions in the Antelope Valley.....	16
Community Services and Facilities	20
Community Infrastructure	22
Environmental Setting	24
Additional Resources	34

Facts and Figures

Projected Buildout Tables for the Antelope Valley	4
Antelope Valley Area Plan Policies.....	5
Accessing and Using Data from the 2000 US Census	9

Mono County Profiles

Mono County Community Profiles are a component of the **Mono County Master Environmental Assessment (MEA)**. They have been structured to work both as stand-alone documents and as chapters in the MEA. The County's **Master Environmental Assessment** is a comprehensive database that serves as the background for the development of General Plan policies and also as a database for the preparation of future environmental documents. For additional information on specific environmental topics, consult the applicable section of the MEA.

Mono County Community Profiles consolidate environmental, demographic, land use, housing, transportation, and other data about a community area into one document to facilitate ease of use. The text is followed by a map set that contains pertinent land use and environmental maps for that community area.

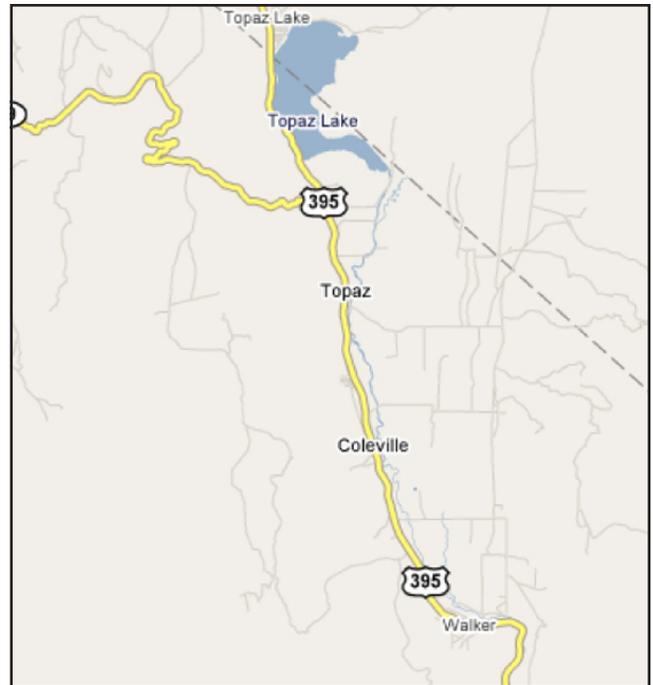
The Community Profiles may be used by planners or citizens as a comprehensive reference to Mono County's communities.

What are the Boundaries of the Antelope Valley?

The Antelope Valley is located at the northern end of the county and includes the communities of Walker, Coleville, and Topaz, the Marine housing complex at Coleville, and Camp Antelope at Walker. The West Walker River flows through the valley floor to Topaz Lake, a manmade reservoir straddling the California-Nevada state line. The river is diverted for irrigation purposes throughout the valley; most of the valley floor is used for agriculture, to graze livestock and to grow alfalfa.

The Antelope Valley extends north from Walker Canyon to the Nevada State Line and east-west across the valley floor, an area 6 miles wide and 12 miles long. Topography within the region is characterized by the relatively flat floor of the valley, gently sloping alluvial fans along the sides of the valley floors, and steep slopes above the alluvial fans. Vegetation in the area is primarily

sagebrush scrub on the slopes surrounding the valley floor, irrigated agricultural land on the valley floor, and riparian scrub along the West Walker River. Water bodies in the planning area include Topaz Lake, the West Walker River, and Mill Creek.



► *See the Antelope Valley Community Profile Map Set, Section 1, Area Maps.*

Land Use in the Antelope Valley

Land use within the communities of Walker, Coleville, and Topaz is predominantly residential with some limited commercial and lodging development and some scattered public uses. The community of Walker includes residential uses, a county roadway, a few lodges and restaurants, limited commercial development, a solid-waste transfer station, a fire station, a county park, community center, senior center and ballfields. Coleville includes residential uses, a high school, a privately-operated cemetery, a branch library, a post office and housing for the U.S. Marine Corps facility at Pickel Meadows. Land use in Topaz is primarily residential, although there is a post office there and a fire station. Sewer and water services throughout the valley are provided by individual wells and septic systems. Fire protection is provided by the Antelope Fire Protection District.

Private lands outside of community areas, in the center of the valley, are predominantly agricultural

with scattered residential uses. Publicly owned parcels are scattered throughout the valley; most of those parcels are managed by the Bureau of Land Management for recreational and grazing uses.



Include info on Williamson Act contract lands and land in ESLT land conservation contracts

Land Use Planning

Planning Policies

The Antelope Valley area is one of Mono County's Regional Planning Areas. The county is divided into several planning areas, based primarily on geographic separation between community areas. The **Mono County General Plan** is the overall planning document for privately owned land within the county. It contains overall land use policies for the incorporated area as well as Area Plan policies for communities. The Antelope Valley Area Plan policies contain specific land use direction for communities in the Antelope Valley. The Antelope Valley Area Plan policies from the Mono County General Plan Land Use Element are reproduced at the end of this section following the projected buildout tables for the Antelope Valley communities.

Planned Land Use

The **Mono County General Plan Land Use Element** provides for substantial additional development in the Antelope Valley area. In the community areas of Walker, Coleville, and Topaz, the additional development allowed by the plan would be predominantly rural residential, estate residential, and mixed-use. The mixed-use

designation would allow a variety of commercial and residential uses and would occur in areas of existing mixed commercial and residential uses along Highway 395 in each of the community areas. Development in the Eastside Lane area would be larger lot (3 to 9 acre) rural residential and estate residential development. The remainder of the privately owned land in the valley is designated agriculture with a 10-acre minimum lot size.

Projected Buildout

The Mono County General Plan Land Use Element contains projected buildout figures for each community area, which were calculated based on the land use maps and the allowable densities established for each land use designation. The figures for maximum potential dwelling units and maximum potential population are based on the assumption that the maximum number of housing units allowed under general plan land use designations could be developed. This assumption is somewhat unrealistic, however, since large parcels of private land outside of community areas are in many cases unlikely to be developed in the next 20 years due to environmental constraints, lack of access, lack of infrastructure, and community desires to keep large parcels of agricultural lands as open space.

Assuming that the maximum potential number of dwelling units would be developed also assumes that commercially designated lots that are currently developed either with lower density residential uses or with commercial uses would be redeveloped with higher density residential uses. It is probably unrealistic to assume that this would occur on all commercially designated lots.

The anticipated 80 percent buildout figures for dwelling units and population actually assumes an 80 percent buildout in community areas and a 50 percent buildout on private lands outside of community areas. This assumption is also probably high for the reasons stated above.

The buildout calculations for the Antelope Valley from the Mono County Land Use Element are reproduced on the following page.

► *[See Antelope Valley Community Profile Map Set, Section 2, Land Use Maps.](#)*

BUILDOUT BY PLANNING AREA AND LAND USE DESIGNATIONS

Community Planning Area: ANTELOPE VALLEY

Land Use Designation	Density	Acres	Maximum Potential Dwelling Units
ER Estate Residential	1 du/acre	585	454 ^a
RR Rural Residential	1 du/acre	1,511	398 ^b
RMH Rural Mobile Home	1 du/acre	65	65
SFR Single-Family Residential	5.8 du/acre		
MFR-L Multiple-Family Residential – Low	11.6 du/acre		
MFR-M Multiple-Family Residential – Moderate	15 du/acre		
MFR-H Multiple-Family Residential – High	15 du/acre		
MU Mixed Use	15 du/acre	180	2,700
CL, M Commercial Lodging, Moderate	15 du/acre		
CL, H Commercial Lodging, High	15 du/acre		
RU Rural Resort	1 du/5 acres	11	---
C Commercial	15 du/acre	4	60
SC Service Commercial	---		
IP Industrial Park	---	20	---
I Industrial	---		
RE Resource Extraction	---		
PF Public/Quasi-Public Facilities	---	37	---
RM Resource Management	1 du/40 acres	540	13
OS Open Space	1 du/80 acres		
NHP Natural Habitat Protection	1 du/5 acres		
AG Agriculture	1 du/2.5 ac.	14,894	1,489 ^c
AP Area Plan	---		
SP Specific Plan	---	260	--- ^d
Total Private Lands		18,107	5,179
RM Resource Management – Federal/State	---	6,685	---
OS Open Space – WRID	1 du/80 acres	1,236	15
Other	---		
Total		26,028	5,194

Notes: du = dwelling unit

- 146 acres designated ER 10 (10-acre minimum lot size).
- 1,344 acres designated RR 5 (5-acre minimum lot size); 39 acres designated RR 40 (40-acre minimum lot size).
- AG 10 (10-acre minimum lot size) designated in Antelope Valley.
- This represents the future expansion area for Coleville. No development plan has been proposed.

Mono County General Plan, Land Use Element Antelope Valley Area Plan Policies

ANTELOPE VALLEY—GOAL

Provide for orderly growth in the Antelope Valley in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.

OBJECTIVE A

Guide future development to occur in and adjacent to Walker, Coleville, and Topaz.

Policy 1: Discourage subdivisions into six parcels or more outside of community areas.

Action 1.1: Designate land outside of community areas and the Highway 395 corridor¹ for Agriculture or Resource Management.

Action 1.2: Maintain large minimum parcel sizes outside of community areas and the Highway 395 corridor.

Action 1.3: Limit the type and intensity of development in flood plain areas.

Action 1.4: Prior to accepting a development application in potential wetland areas, require that the applicant obtain necessary permits from the U.S. Army Corps of Engineers.



Policy 2: Provide for a mix of residential, commercial, recreational, institutional, and light industrial land uses within defined community areas, in a manner consistent with the overall goal for the Antelope Valley.

Action 2.1: Designate a sufficient amount of land to accommodate tourist and community commercial needs within existing community areas.

Action 2.2: Designate a sufficient amount of land to meet the housing and lodging needs of Antelope Valley's residents and visitors.

Action 2.3: Designate suitable lands for light industrial uses within community areas. Designated light industrial use areas should be limited to community serving industrial uses that will have no adverse environmental impacts. All industrial development must be compatible with surrounding land uses.

Action 2.4: Designate suitable lands for community recreational and institutional uses within community areas.

Policy 3: Along the Highway 395 corridor between existing communities, provide for limited development that is compatible with natural constraints and the Valley's scenic qualities.

Action 3.1: Establish a design review process and standards for development in the Highway 395 corridor.

Action 3.2: Require projects within fault hazard zones to submit a geologic report prepared by a registered geologist. Such reports should focus on locating existing faults, evaluating their historic activity, and determining the level of risk they present to the proposed development. Report recommendations should address measures to reduce risk to acceptable levels. All such reports shall be prepared in sufficient detail to meet the criteria and policies of the State Mining and Geology Board.

Action 3.3: Maintain the large lot residential nature of the Highway 395 corridor.

Action 3.4: Uses of a greater intensity than rural residential may be permitted in the Highway 395 corridor if it is demonstrated that they comply with the following standards:

- a) The project shall not exceed the noise standards for rural residential uses as defined in the Mono County Noise Ordinance, nor increase substantially the ambient noise levels for adjoining areas. Projects having potential noise impacts shall provide a noise impact study which identifies potential noise impacts, and proposes project alternatives or mitigation measures to mitigate the potential impacts.
- b) The project shall not violate applicable ambient air quality standards of the Great Basin Unified Air

¹ The Highway 395 corridor is defined as the area in the Antelope Valley, outside of communities, along both sides of Highway 395, between the West Walker River to the east of Highway 395 and the sloping terrain to the west of Highway 395.

- Pollution Control District, contribute substantially to an existing or projected air quality violation, or expose residents or wildlife to substantial pollution concentrations. Projects having potential air quality impacts shall provide an air quality impact study which identifies potential impacts, and proposes project alternatives or measures to mitigate the potential impacts.
- c) The project shall comply with the requirements of the Mono County Land Clearing, Earthwork and Drainage Facilities Ordinance and the Pollution of Waters Ordinance, as well as with the requirements of the Lahontan Regional Water Quality Control Board. The project shall not substantially degrade water quality; substantially degrade or deplete groundwater resources; contaminate a public water supply; interfere substantially with groundwater recharge; involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected; or cause substantial flooding, erosion, or siltation. Projects having potential for such water-related impacts shall provide a water resource impact study which identifies potential impacts, and proposes project alternatives or measures to mitigate the potential impacts.
 - d) The project shall not have a substantial, demonstrable negative aesthetic effect, and must comply with the design review standards established in accordance with Action 3.1, Policy 3. Projects having potential visual impacts shall provide a visual impact study which identifies potential visual effects, and proposes project alternatives or measures to mitigate the potential impacts.
 - e) The project shall not interfere substantially with the movement of any resident or migratory fish or wildlife species, nor substantially diminish habitat for fish, wildlife or plants. Projects having potential fish and wildlife impacts shall provide an impact study which identifies potential fish and wildlife impacts, and proposes project alternatives or measures to mitigate the potential impacts.
 - f) The project shall not conflict with established or planned recreational uses of the area.

- Policy 4: Retain the existing privately owned land base in the Antelope Valley.
- Action 4.1: Support a policy of no net loss of private land in the Antelope Valley.
- Action 4.2: Oppose private land acquisitions by federal agencies within the Antelope Valley unless comparable land in the region is made available for disposal to private ownership. Exceptions to this policy may be considered if the land acquisitions are consistent with the overall goal for the Antelope Valley.
- Action 4.3: Facilitate acquisition of BLM administered public lands south of the County landfill, east of Eastside Lane, and north of Walker, for community expansion, in a manner consistent with the overall goal for the Antelope Valley.

OBJECTIVE B

Maintain the scenic, agricultural, and natural resource values in the Valley.

- Policy 1: Maintain and enhance scenic resources in the Antelope Valley.
- Action 1.1: In order to protect and enhance important scenic resources and scenic highway corridors, designate such areas in the Antelope Valley for Open Space, Agriculture, or Resource Management.
- Action 1.2: Encourage private landowners with visually significant property to grant or sell a conservation easement to a land conservation organization to protect the land as open space.
- Action 1.3: Continue to use land use designations and subdivision regulations to preserve open space for scenic purposes.
- Action 1.4: Conserve scenic highway corridors by maintaining and expanding large lot land use designations in areas within view of scenic highways.



- Policy 2: Preserve the agricultural lands and natural resource lands in the Antelope Valley.
- Action 2.1: Designate existing agricultural lands for agricultural use in the Land Use Element, and initiate associated district Land Use Designations and Land Development Regulations amendments.
- Action 2.2: In accordance with the California Environmental Quality Act (CEQA), require the preparation of an Environmental Impact Report (EIR) for projects that may convert agricultural lands to other uses.
- Action 2.3: Encourage agricultural land owners to utilize the property tax incentives for agricultural land provided for in the County's Williamson Act program.
- Action 2.4: Inform owners of critical wildlife habitat areas of the potential for open space easements to protect such areas and of the potential for property tax adjustments.
- Policy 3: Work with appropriate agencies to manage water resources in a manner that protects natural, agricultural and recreational resources in the Antelope Valley.
- Action 3.1: Consider establishing a Groundwater Management District to manage the groundwater resources of the Antelope Valley.
- Action 3.2: Work with the Lahontan RWQCB and other appropriate agencies to require appropriate actions to ensure that future development does not degrade water quality in the area.
- Action 3.3: Work with the Walker River Irrigation District, adjacent Nevada Counties, and other appropriate agencies in developing a water management plan for Topaz Reservoir.
- Policy 4: Ensure that an adequate water supply exists for new development projects.
- Action 4.1: As a condition of approval, require development projects to demonstrate that sufficient water exists to serve both domestic and fireflow needs of the development and that use of the water will not deplete or degrade water supplies in the surrounding area.
- Policy 5: Work with appropriate agencies to manage fish and wildlife resources within the Antelope Valley.

OBJECTIVE C

Maintain and enhance natural resource based recreational opportunities in the Valley and the surrounding area.



- Policy 1: Work with appropriate agencies to maintain or improve natural resource base needed for recreational opportunities in the Antelope Valley and vicinity.
- Policy 2: Work with appropriate agencies to initiate recreational facility development in environmentally suitable areas.
- Action 2.1: Work with the Walker River Irrigation District and other appropriate agencies to develop a recreation management plan for Topaz Lake. Potential issues to address in the plan include:
- a. Provision of a designated boat launch area to provide boat access within California; and
 - b. Creation of restricted boating areas to provide protected water bird nesting and rearing habitats at the south end of the reservoir.

Who Lives in the Antelope Valley?

Population in 2000

Population data for the Antelope Valley are available from the 2000 US Census. A synopsis of the data is presented here. Additional detailed information is available at www.census.gov.

Accessing and Using Data from the 2000 US Census

The American Factfinder feature on the Census website provides access to data from the 2000 US Census. Census data is reported by a variety of geographic units, including census tracts, block groups, blocks, and zip codes. Mono County includes two census tracts—Tract 1 is the unincorporated portion of the county, Tract 2 is Mammoth Lakes. Within Tract 1, Block Groups 1 and 2 are the Antelope Valley area. Blocks are smaller units within each block group. American Factfinder includes a mapping feature that shows where blocks and block groups are located.

2000 US Census Data for the Antelope Valley--Population

Population

Mono County total population	12,853
Mono County unincorporated area population	5,759
Antelope Valley population	1,525

- In 2000, the total population of the Antelope Valley was 1,525 persons, approximately 26% of the county's total unincorporated population of 5,759 persons. Between 1980 and 2000, the percentage of the unincorporated area population living in the Antelope Valley remained fairly constant at 25-26 percent.

Ethnicity

Antelope Valley Overall

Hispanic/Latino	140 (9.1 % of total Antelope Valley population)
Native American	110 (7.2 % of total Antelope Valley population)

- Between 1990 and 2000, the percentage of the population identifying themselves as Hispanic, of whatever race, remained relatively unchanged in the unincorporated area, rising from 11.3% of the population in 1990 to 12.4% of the population in 2000. This population is fairly evenly distributed throughout the county's communities; 9.1% of the Antelope Valley population identified itself as Hispanic in 2000. Anecdotal data indicates that the Hispanic population has continued to increase since the 2000 census.
- In 2000, the Antelope Valley had the largest population of Native Americans in the county, 40% of the total Native American population recorded by the 2000 census.

Age of Population

Antelope Valley Overall

Under 5 years old	109 (7 % of Antelope Valley population)
5-17 years old	257 (17 % of Antelope Valley population)
18-64 years old	925 (61 % of Antelope Valley population)
65+ years old	234 (15 % of Antelope Valley population)

Antelope Valley West of Highway 395

Under 5 years old	82 (5 % of Antelope Valley population)
5-17 years old	145 (10 % of Antelope Valley population)
18-64 years old	527 (35 % of Antelope Valley population)
65+ years old	95 (6 % of Antelope Valley population)

Antelope Valley East of Highway 395

Under 5 years old	27 (2 % of Antelope Valley population)
5-17 years old	112 (7 % of Antelope Valley population)
18-64 years old	398 (26 % of Antelope Valley population)
65+ years old	139 (9 % of Antelope Valley population)





- In 2000, the Antelope Valley had a slightly larger percentage of children under age 5 than the overall percentage in the unincorporated area (7% in the Antelope Valley, 6% in the unincorporated area). The overall population of children under age 5 in the unincorporated area decreased from 8% to 6% of the total population between 1990 and 2000. The population of children under age 5 is fairly evenly distributed throughout the unincorporated area.
- In 2000, the population of children aged 5-17 in the Antelope Valley was 17% of its total population compared to 18% of the total population in the unincorporated area. The overall population of school-age children in the unincorporated area increased numerically between 1990 and 2000 but decreased from 19% to 18% of the total population. Compared to other community areas, the Antelope Valley had the second highest number of people in this age group in the county.
- In 2000, adults aged 18-64 comprised 61% of the Antelope Valley's population compared to 65% of the unincorporated area's population. That segment of the unincorporated population remained fairly constant between 1990 and 2000, increasing from 63% of the total population in 1990 to 65% of the total population in 2000. The population of adults 18-64 was fairly evenly distributed throughout the unincorporated area.
- In 2000, senior citizens aged 65 or older made up 15% of the Antelope Valley's population compared to 12% of the unincorporated area's population. That segment of the unincorporated area population increased from 10% to 12% of the total population between 1990 and 2000. Compared to other community areas, the Antelope Valley had one of the higher percentages of its population in this age group and the largest number of people in this age group.

Median Age

- The median age in the unincorporated area increased from 33 in 1990 to 40.1 in 2000. In the Antelope Valley in 2000, the median age west of Highway 395 was 27.9; east of Highway 395 it was 47.8.

Households

Total Number of Households
583

Average Household Size west of Hwy. 395
2.60 persons per household

Average Household Size east of Hwy. 395
2.28 persons per household

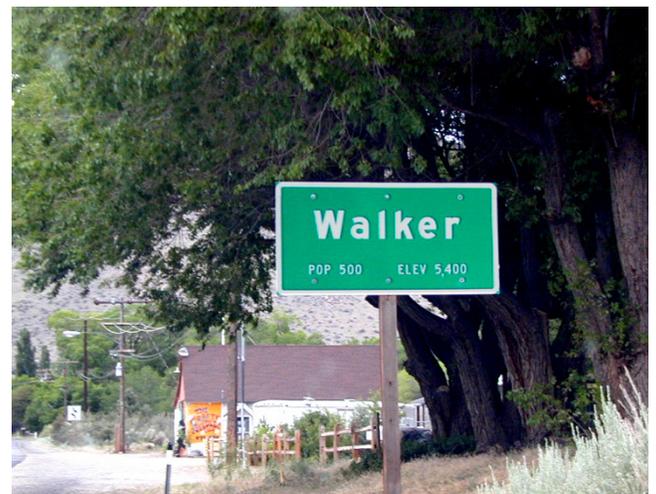
Average Size, Owner Occupied Housing
2.19 persons per household

Average Size, Renter Occupied Housing
2.77 persons per household

- The average household size in the unincorporated area decreased from 2.51 persons per household in 1990 to 2.40 persons per household in 2000. The average household size in the western portion of the Antelope Valley was the highest in the unincorporated area; the average household size in the eastern portion of the valley was the lowest in the unincorporated area.

Population Projections for the Antelope Valley

The California State Department of Finance (DOF) provides population projections for counties for 10-year intervals. DOF also provides population estimates annually. Current population estimates and projections for Mono County from DOF seem low and do not seem to take into account current population growth in the area.



Given that caveat, DOF population projections can be utilized to project the future population in the Antelope Valley, based on the following assumptions:

- The percentage of the total county population that is in the unincorporated area (vs. in Mammoth Lakes) will remain at 45 % (the percentage it was in the 2000 census).
- The percentage of the total unincorporated area population that is in the Antelope Valley will remain at 26.5 % (the percentage it was in the 2000 census).

DOF population projection for Mono County for 2020	16,248
45 % of total population = unincorporated area pop.	7312
26.5% of unincorporated pop. = Antelope Valley pop.	1938

Data on the number of building permits issued by the county for residential units may provide additional information on current and potential population growth in the area:

- In 2005, the county issued 14 building permits for residential units in the Antelope Valley; 17 percent of the total residential building permits issued that year and the highest number for any community area.
- In 2006, the county issued 16 building permits for residential units in the Antelope Valley; 24 percent of the total residential building permits issued that year and the highest number for any community area.
- Through September, 2007, the county had issued 5 building permits for residential units in the Antelope Valley; 16 percent of the total building permits issued and a slightly higher than average number for all the community areas.

Economic Data for the Antelope Valley

Economic data for the Antelope Valley are available from the 2000 US Census. A synopsis of the data is presented here. Additional detailed information is available at www.census.gov.



2000 US Census Data for the Antelope Valley--Economics

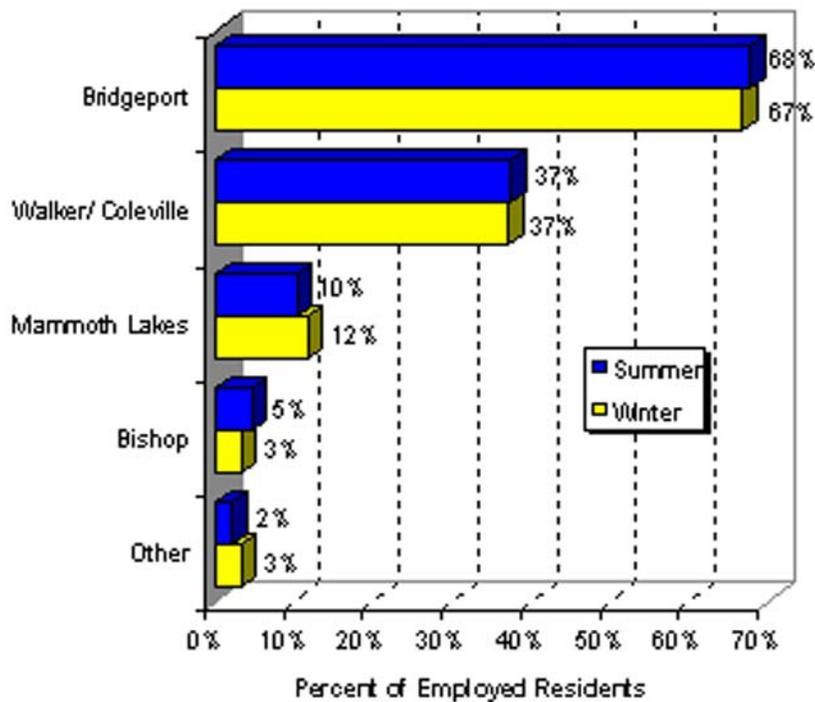
Labor Force

Antelope Valley total working population 768

Place of Work

Antelope Valley total working population 768
 Worked in county of residence 557 (73 % of working population)
 Worked outside county of residence 41 (5 % of working population)
 Worked outside state of residence 170 (22 % of working population)

Where Residents of Antelope Valley Work



Source: Eastern Sierra Housing Needs Assessment: Antelope Valley Profile.
 The Housing Collaborative LLC et al. Draft 2004.

Travel Time to Work

Total Workers 768
 Worked at Home 27
 Did Not Work at Home 741

Travel Time to Work
 Less than 30 minutes 380
 30-44 minutes 249
 45-59 minutes 65
 60 or more minutes 47



Income

Mono County (includes Mammoth Lakes)

Median Household Income in 1999	\$44,992
Median Family Income in 1999	\$50,487
Per Capita Income in 1999	\$23,422

Antelope Valley Overall

Median Household Income in 1999	\$34,584
Median Family Income in 1999	\$39,350
Per Capita Income in 1999	\$16,024

- The median household income varied significantly throughout the county depending on the area and the age of the householder, with the southern half of the county having generally higher overall income levels.
- Mono County residents in the unincorporated area had income from a variety of sources in 1999. The Antelope Valley area had some of the higher levels of income in the county from Social Security and Supplemental Security.

Poverty

Mono County (unincorporated area only)

Families Below Poverty Level	67
Individuals Below Poverty Level	438

Antelope Valley Overall

Families Below Poverty Level	36
Individuals Below Poverty Level	224

- In 2000, 54% of the families and 51% of the individuals in the incorporated area with incomes below poverty level lived in the Antelope Valley.

HOUSING CONDITIONS IN THE ANTELOPE VALLEY

Housing data for the Antelope Valley are available from the 2000 US Census. A synopsis of the census data is presented here. Additional information is available in the **Mono County Housing Element** and at www.census.gov. The **Eastern Sierra Housing Needs Assessment**, prepared by The Housing Collaborative in 2004, analyzed housing needs in the area based on a combination of 2000 Census data and results from a household survey. A synopsis of those findings is presented here following the census data.



2000 US Census Data for the Antelope Valley--Housing

Housing Units

Antelope Valley overall 726

- The Antelope Valley had 726 housing units in 2000, 353 detached single-family residence, 71 attached single family residences, 71 multi-family units, and 231 mobile homes, a somewhat higher percentage of mobile homes than in other county communities.

Occupied Housing Units

Antelope Valley overall 603

Owner-occupied 302 (50% of occupied units)

Rented 301 (50% of occupied units)

- The Antelope Valley has the highest percentage of renters in the county. Homeowners tend to be older, with many seniors. In 2000, the overall rental rate in the unincorporated area was 31 %.

Vacant Housing Units

Antelope Valley Vacant Housing Units 123
(17% of all Antelope Valley units)

For rent 10

For sale 10

Seasonal, recreational use 63

Other vacant 40

- In Mono County, the unincorporated area had a vacancy rate of 39 percent in 2000, down from 44 percent in 1990. This unusually high rate reflects the large number of vacation homes and seasonal use units in the area, many of which remain vacant for the majority of the year
- When the census was taken in 2000, only Antelope Valley, Long Valley/Wheeler Crest, and Antelope Valley had units available for rent. Antelope Valley, along with the Tri-Valley, had the lowest percentage of vacant units reserved for seasonal use.

Housing Conditions

- In 2003, the Mono County Community Development Department Housing Conditions Survey identified 227 housing units in the Antelope Valley as being in

good condition, 92 units as being in fair condition, 47 units as being in poor condition, and 93 units as being vacant.



- In 2000, 210 units (29%) in the Antelope Valley were built 10 or fewer years ago, 168 units (23%) were built 11-20 years ago, 92 units (13%) were built 21-30 years ago, 136 units (19%) were built 31-40 years ago, 63 units (9%) were built 41-50 years ago, and 57 units (8%) were built 51 or more years ago (Mono County Housing Element, Table 37);

Household Size (# households in each category)

1 person household	136
2 person household	245
3 person household	83
4 person household	70
5 person household	34
6 person household	11
7 or more persons	4

- The Antelope Valley had no overcrowded households in 2000 (more than one person per room), the only area in the county that did not have any overcrowded households as counted by the census.
- The Antelope Valley had 49 large households in 2000 (five or more persons), 16 owner-occupied units and 33 renter-occupied units. The Antelope Valley has one of the higher numbers of large households renting, presumably at the Marine Corps Housing in Coleville.

Cost of Housing

Monthly Mortgage Costs as a Percentage of Household Income in 1999

Less than 15 percent	46 households
15 to 19 percent	10 households

20 to 24 percent	9 households
25 to 29 percent	25 households
30 to 34 percent	0 households
35 percent or more	37 households

Monthly Rent as a Percentage of Household Income in 1999

Less than 15 percent	49 households
15 to 19 percent	28 households
20 to 24 percent	12 households
25 to 29 percent	18 households
30 to 34 percent	23 households
35 percent or more	50 households
Not computed	106 households

- The Antelope Valley had 110 households overpaying for housing in 2000 (paying 30% or more of household income for housing), 37 owner-occupied households and 73 renter-occupied households. This is one of the highest percentages of households overpaying in the county’s communities (according to data from the 2000 Census).

Eastern Sierra Housing Needs Assessment Findings

- Only a small percentage of homes in this area are used for recreation purposes (7.4%). Of the 83% occupied as a primary home, 57% are owner occupied and 43% are rented.
- Mobile homes make up a substantial portion of the housing stock (32% or about 195 units) with under half consisting of single family homes. Over time the higher percentage of mobile homes could be a problem as they age. Even though a lot of households live in this type of housing, interest in a rehabilitation loan program was not as strong when compared to Mono County.
- The median value of owner occupied units was \$150,300, which is considerably less than the State of California. Home values increased 39% from 1990 to 2000 and rents increased 125% during the same period. Rents went from \$250 to \$562. This indicates that rent increases in the other parts of Mono County are affecting the Antelope Valley. Median income increased by 71%, which indicates that incomes are increasing faster than housing costs.
- It is likely that new residents moving into Antelope Valley are more affluent. Close to 70% have moved to the area since 1998 which was prior to the 2000 Census. While growth was 17% from 1990 to 2000, the homes built since 1990 are 29% of the housing stock. This suggests that this area will continue to



grow and attract higher income households into the area.

- The area has seen modest growth, with an increase of 18% in housing units from 1990 to 2000. There was a 159% increase in the use of homes for recreational purposes; however, it is still a small overall percentage of how homes are occupied in the area.
- Seniors make up 27% of households in Antelope Valley. This among the highest concentration of senior households in Mono County in terms of percentage, but is only 158 households.
- Most households are families. Of family households, 46% are couples with and without children and 10% are single parent households.
- American Indians represent 7% of the population and Hispanic Latinos make up close to 6%.
- In Antelope Valley, 27% or 110 households are cost burdened. Slightly under ¾ are renters.
- Walker/Coleville are the preferred location for residents of this area. About 24% of owners and 65% of renters want to buy another home. It is interesting that so few renters in the area want to buy, since over 90% of renters want to buy in other parts of Mono County.
- Housing costs are not perceived to be as big a problem in Antelope Valley as the balance of Mono County. About 61% felt it was a serious or critical problem compared to 85% in Mono County.
- There is only modest interest in different housing program help, with low interest loans and building a home with sweat equity the only two that could be considered for the area.
- Most residents in Antelope Valley who work go to Bridgeport (68% in the summer), followed by Walker/ Coleville (37%). Only 10% commute to Mammoth Lakes.
- Telecommuting is not used as often in Antelope Valley as Mono County. Of households with an employee, 9% telecommute. Of those, they do this an average of three days per telecommuter.

Community Services and Facilities

Community services and facilities in the Antelope Valley are owned and operated primarily by Mono County and the Eastern Sierra Unified School District. Information on County facilities and services is available at www.monocounty.ca.gov. Information on school and library facilities and services is available at www.monocoe.k12.ca.us (libraries) and www.esusd.org (schools).

Community services and facilities are located in the communities of Walker, Coleville, and Topaz.



Walker

The following community services and facilities are located in Walker:

- Mono County Road Shop
- Walker Community Center (County facility)
- Walker Senior Center (County facility)
- Walker Community Park and Ballfields (County facility)
- Walker Transfer Station (County facility)
- Bookmobile visits Walker, Coleville, and Topaz twice a month
- Antelope Valley Fire Protection District station

Coleville

The following community services and facilities are located in Coleville:

- Antelope Valley Elementary School (ESUSD facility)
- Coleville High School (ESUSD facility)
- Walker River High School (ESUSD facility)
- County Library at Coleville High School
- Bookmobile visits Walker, Coleville, and Topaz twice a month
- U.S. Post Office

Topaz

The following community services and facilities are located in Topaz:

- Bookmobile visits Walker, Coleville, and Topaz twice a month
- Antelope Valley Fire Protection District station
- U.S. Post Office
- Inter-Agency Fire Command Center

► *See Antelope Valley Community Profile Map Set, Section 3, Community Services and Facilities maps.*

Antelope Valley Fire Protection District

- Service Area:** Antelope Valley. Provides mutual response to Hammil Valley along with the White Mountain FPD.
- Sphere of Influence:** Same as district boundaries
- Services Provided:** Fire protection (fire prevention and suppression), emergency medical services, permit approvals, development reviews, hazmat spills, extrication, swift water rescue, rope rescue
- ISO Rating:** 6/9 –6 within areas within 1,000 feet of a water hydrant and 9 in areas beyond that distance
- # Hydrants:**
- # Volunteers:** 13 (6 available to respond mid-day)
- Average Response Time:** 5 minutes
- Mutual Aid Agreements:** BLM, USFS, CDF, US Marine Corps, Eastfork Fire Department in Nevada
- Facilities:** Fire Stations in Walker and Topaz
- Equipment:** Two engines/pumpers, two water tenders, light brush unit, 2 command vehicles, ambulance, 8 PASS, 13 SCBA, 13 PPE
- Service Calls in 2005:** 65 total—2 structural, 30 vehicle accident, 17 emergency medical, 2 hazmat, 9 wildland fire, and 5 other
- Funding/Budget:** Funding is primarily property tax revenues with mitigation fees from new development and augmentation funds from the county. Expenses are liability insurance (40%), services and supplies (each 20%), equipment and training (each 10%)
- Fire Mitigation Fee:** \$0.30 per square foot of new development
- Surrounding Fire Agencies:** Bridgeport Fire Protection District, 37 miles south via Highway 395; Marine Corps' Pickel Meadows facility 14 miles south; and volunteer group serving nearby development in Nevada.
- Fire Safe Council:** Antelope Valley Fire Safe Council
- District Issues of Concern:** Pace of growth, need for additional facilities, equipment, and personnel



Community Infrastructure

Community infrastructure includes roads and highways, transit facilities and services, trail systems, communications facilities (telephone, cable TV, internet), power providers (electricity, propane, natural gas), sewer providers, and water providers. Community infrastructure in the Antelope Valley includes the following facilities and services.

► *See Antelope Valley Community Profile Map Set, Section 4, Community Infrastructure Maps.*

Roads and Highways

Highways

Highway 395 is the primary regional roadway in the Antelope Valley. Highway 395 is a two-lane conventional highway with a functional description of Principal Arterial (Caltrans, District 9, Route Concept Report--Highway 395). The travel way is 24 feet wide with approximately 4-foot wide shoulders. Caltrans has identified Highway 395 as a regionally significant part of the Interregional Road System (IRRS), as a lifeline route, and as part of the National Truck Network on the National Highway System (NHS), which authorizes use by larger trucks and gives them access to facilities off of the route.

The **Eastern Sierra Bicycle Guide** (www.dot.ca.gov) describes Highway 395 in the Antelope Valley as a 2-lane conventional route with moderate grades, varying shoulder widths, and average traffic.



In 2006, the most recent year for which traffic counts are available, the Annual Average Daily Traffic (AADT) volume for Highway 395 in the Antelope Valley was 3,750 vehicles. The Peak Hourly traffic count at the junction of Highway 395 and State Route 89 was 600 vehicles southbound and 540 vehicles northbound. In 2005, six percent of all vehicles were trucks; of the truck traffic, 84 percent was large trucks with 5 or more axles.

AADT Traffic Counts are available at www.dot.ca.gov/hq/traffops

Roads

The Antelope Valley contains County maintained roads and non-county maintained roads. County maintained roads are generally paved 2-lane roads located in community areas. See the County Road Maps for an inventory of roads in the Antelope Valley.

Transit Facilities and Services

Transit services in the Antelope Valley are provided by Inyo-Mono Transit. IMT provides local service in the Antelope Valley, twice-weekly roundtrip service from Bridgeport to Carson City, and once-weekly roundtrip service from Walker to Bishop. Additional transit service, north to Reno, is available from CREST.

Trail Systems

There are currently no formal trail systems in the Antelope Valley. Bicyclists utilize Highway 395 and roads throughout the valley for touring. Undeveloped public lands are utilized by equestrians, off-road vehicle users, bicyclists, and pedestrians.

The **Eastern Sierra Bicycle Guide**, available from Caltrans District 9 and locally, contains maps of bike routes in the Eastern Sierra, including Highway 395 in the Antelope Valley.

Communications Facilities

Telephone service is currently provided by Verizon.

There are no cell phone towers in the Antelope Valley.

There is no cable TV service in the Antelope Valley.

Power

Electricity is provided by Southern California Edison.

Propane is provided by local purveyors.

There are no natural gas lines in the area.

Sewer

There are currently no sewer systems in the Antelope Valley. All development uses individual septic systems.

Water

Water for domestic and fireflow uses is supplied predominantly by individual wells. The Antelope Valley Mutual Water Company provides water for domestic uses in the Walker area.

Environmental Setting

This section provides an overview of the environmental setting in the Antelope Valley. Detailed information is available in the applicable sections of the Mono County Master Environmental Assessment (MEA) and in site-specific documents prepared for projects in the Antelope Valley. The most up-to-date data for some environmental topics may be available online on the websites of various state agencies such as the California Department of Fish and Game (www.dfg.ca.gov), Caltrans (www.dot.ca.gov), or the California Air Resources Board (www.arb.ca.gov). Additional website addresses are provided in the Additional Resources section of this profile.

▶ *See Antelope Valley Community Profile Map Set, Section 5, Environmental Setting Maps.*

Hazards

Avalanche Hazards

Not applicable in the Antelope Valley.

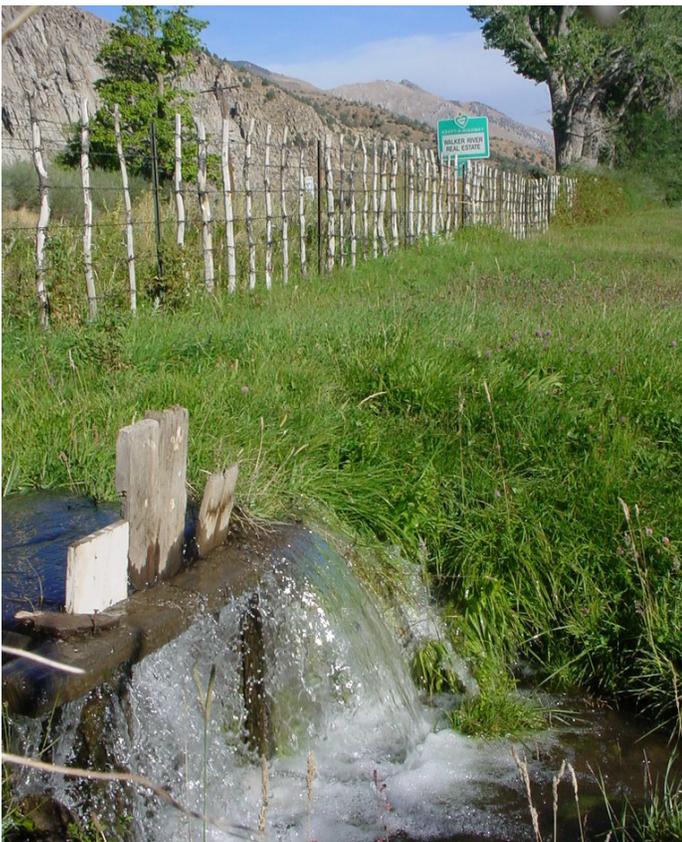
Dam Failure Hazards

Not applicable in the Antelope Valley.

Flood Hazards

Flood hazards are considered to be one of the most prevalent natural hazards in Mono County due to their repeated occurrence, the damage they have caused in the past, and the large number of developed parcels within flood hazard areas. As a result, flood hazard mitigation is a well-established and ongoing process in the county, with wide participation from a variety of local, state, and federal organizations. Riverine flooding along the West Walker River in the Antelope Valley is an ongoing hazard.

The County currently regulates development in the floodplain through a variety of land use planning regulations and policies. After the 1997 Walker River flood, several repetitive loss properties in the Antelope Valley were acquired by the county. Those parcels can only be used for open space, recreational purposes, or wetlands management practices. No new structures or improvements are permitted on those properties except for limited public structures related to the permitted uses. All structures built on the parcels must be floodproofed or elevated above the base flood elevation.





Additional information on past flooding in the Antelope Valley, current flood hazard mitigation, and proposed flood hazard mitigation is contained in the **Mono County Multi-Jurisdictional Local Hazard Mitigation Plan**. Project specific information concerning flooding may require consultation with the Mono County Floodplain Administrator, Mono County Department of Public Works.

▶ ***Flood Hazard Maps for the Antelope Valley are included in the Environmental Setting Maps.***

Landslide/Rockfall Hazards

Landslide hazards in Mono County are primarily associated with seismic activity and heavy rainfall. Rockfalls and mudflows occur after those events. Landslide hazards are not considered to be one of the most common natural hazards in Mono County due to the low incidence of landslides in the county, the small number of identified landslide risk areas, and the fact most Mono County communities are located away from canyon slopes where landslides primarily occur.

Mountainous and hilly areas are generally at high risk for landslides. Land or mudslides can occur in areas with a slope of 15 percent or more. Neighborhoods and businesses located on or below bluffs and hills are especially vulnerable to landslides. Landslide Risk Zone Map 7-3B in the California State Multi-Hazard Mitigation Plan shows only the southeast corner of the county (White Mountains and Oasis) as having any landslide incidence and/or susceptibility. The southern half of the White Mountains in Mono County is shown as having a Moderate Landslide

Incidence (1.5 % to 15 % of area involved). The extreme southeast corner of the county (Oasis) is shown as having Moderate Susceptibility/Low Incidence.

Additional information on landslides and rockfalls in Mono County, and current and proposed landslide hazard mitigation, is contained in the Mono County Multi-Jurisdictional Local Hazard Mitigation Plan.

▶ ***Landslide/Rockfall Maps for the Antelope Valley are included in the Environmental Setting Maps.***

Seismic Hazards

Earthquakes occur frequently in the Eastern Sierra and in Mono County. Review of the USGS website shows that earthquakes occur in the general vicinity weekly and almost daily. The majority of those earthquakes are under magnitude 3 and are not felt by people. Associated seismic and geologic hazards such as landslides, rockfalls, and ground failure have occurred in conjunction with earthquakes.

The California Geological Survey has mapped data on historical earthquakes throughout California that show the epicenters of and areas damaged by magnitude 5 or greater earthquakes from 1800 to 1999 (CGS Map Sheet 49). During that timeframe, Mono County experienced earthquakes with a magnitude between 6.0 and 6.9, with the epicenters located at the eastern and western edges of the Long Valley Caldera. The damage map from Map Sheet 49 shows the minimum number of times that damaging shaking (MMI of VII or greater²) has occurred throughout California. Damaging shaking has occurred two times in the vicinity of the Long Valley Caldera and one time in the southern half of the county. Damaging shaking also occurred once in the Mono Basin area.

Mono County is located in an area of California with a major fault system known as the Eastern California Shear Zone. About 10mm/year of slip occurs on faults east of the Sierra Nevada (CGS Note 31). Probabilistic Seismic Hazard Assessment

2 Modified Mercalli Intensity (MMI) is a scale that measures the effects of earthquake ground motion on people and structures. MMI VII effects are characterized by significant damage to weak structures.

(PSHA) maps prepared by the California Geological Survey (CGS) and the USGS show that the areas with the greatest earthquake shaking hazard in Mono County include the Long Valley Caldera, the western portion of the Mono Basin extending north along the Eastern Sierra escarpment, the western edge of the White Mountains, the southeast corner of the county around Oasis, and the northern tip of the county around Topaz Lake. These regions are near major, active faults and will on average experience stronger earthquake shaking more frequently. This intense shaking can damage even strong modern buildings. The hazard pattern shown on the PSHA maps produced by CGS and USGS is very similar to the damage pattern shown on the map indicating Areas Damaged by Historic Earthquakes (1800-1998). Both maps show high hazard and damage from earthquakes of MMI VII or greater along the Eastern California Shear Zone in the southern half of Mono County.

Maps prepared by the California Geological Survey (CGS) and the USGS show the magnitude of the earthquake that causes the dominant hazard for peak ground acceleration at 10% probability of exceedance in 50 years with alluvial site conditions. In most of Mono County, the earthquake that would cause the dominant hazard would be magnitude 6.5-7.

Maps prepared by the DMG and the USGS also show the distance of the earthquake that causes the dominant hazard for peak ground acceleration at 10% probability of exceedance in 50 years with alluvial site conditions. That map indicates the distance to the earthquake that contributes most to the hazard at each site. For most areas, the fault that is nearest the site causes the highest hazard. In much of Mono County, the distance to the nearest fault is very small.

The primary seismic hazard in the County is strong to severe groundshaking generated by movement along active faults. The entire county, except for a small portion of the Sierra crest, is in an area where intense groundshaking is possible. This area has been designated as a Seismic Zone 4, the zone of greatest hazard defined in the Uniform Building Code. Consequently new construction in the County must comply with stringent engineering and construction requirements. In addition,

existing buildings that may be subject to seismic hazards must comply with new requirements of the unreinforced masonry building law (Government Code Section 8875).

The USGS maintains recent earthquake information on its website, including a continuously updated map showing the location and magnitude of earthquakes in the Long Valley area over the previous seven days (see quake.wr.usgs.gov/recenteqs/Map/Long_Valley.html). If that web site address has changed, try accessing it through the USGS home page (www.usgs.gov).

Additional information on seismic hazards, including current and proposed seismic hazard mitigation, is contained in the **Mono County Multi-Jurisdictional Local Hazard Mitigation Plan**.

▶ *Seismic Hazard Maps for the Antelope Valley are included in the Environmental Setting Maps.*

Severe Winter Storm

Not applicable in the Antelope Valley.

Volcanic

Although all of Mono County is subject to some impact from volcanic hazards, impacts in the Antelope Valley would be minimal due to the distance between the Antelope Valley and the volcanic sources in the Long Valley area and the Mono-Inyo volcanic chain. Ongoing monitoring of those volcanic hazards by the USGS is intended to assess volcanic hazards and identify the early signs of possible eruptions. The USGS, the California Office of Emergency Service, and local jurisdictions in the Eastern Sierra have established procedures to alert the public to a possible eruption.

Additional information on volcanic hazards, current volcanic hazard mitigation, and proposed volcanic hazard mitigation is contained in the **Mono County Multi-Jurisdictional Local Hazard Mitigation Plan**.

▶ *Volcanic Hazard Maps for the Antelope Valley are included in the Environmental Setting Maps.*

Wildfire

Most of Mono County is identified as having a very high fire hazard. The Bureau of Land Management's Wildland Fire Management Plan for the Bishop Resource Area contains the following information on wildland fires in the Coleville Fire Management Unit:

Fire Occurrence and History:

In the period from 1980 thru 2002, 71 wildland fires occurred wholly or partially within this FMU, burning a total of 38,078 acres (includes acres burned outside the FMU boundary). Fire cause was 56% natural (lightning), 38% human-caused and 6% unknown.

All seven of the Size Class E, F, and G fires (fires larger than 1000 acres) occurred in either 1996 or 2002. Normal fire season is May 1st thru October 31st.

Human Environment/Communities at Risk:

Communities in the Coleville FMU are primarily composed of permanent residents who live and work within the FMU or nearby commuting area. The FMU has a recent history of large, damaging wildland fires, and most homeowners recognize the need for and benefits from defensible space and community fuels reduction work. Traditional home defense brochures, press releases and flyers work well in this FMU. Posted flyers at local gathering places, such as post offices, general stores, or other businesses, serve as an excellent method for information distribution. The small town atmosphere helps spread information by word-of-mouth and e-mail. The audience is mainly town residents, ranchers, and recreationists.

Additional development in areas with a high fire hazard could subject more people and property to that fire hazard. Future development is required to comply with the requirements of the applicable fire protection district as well as with the current requirements of the Uniform Fire Code to ensure that structures are fire safe. Mono County also has Fire Safe Regulations (Chapter 22 of the Mono County Land Development Regulations) that address emergency access, signing and building numbering, water supply reserves for emergency fire use, and vegetation modification around structures.

State and County regulations also require homeowners to maintain a 100-foot wide area of defensible space around habitable structures.

Additional information on wildfire hazards, including current and proposed wildfire mitigation, is contained in the Mono County Multi-Jurisdictional Local Hazard Mitigation Plan.



▶▶ *Wildfire Hazard Maps for the Antelope Valley are included in the Environmental Setting Maps.*

Wildlife

Wildlife in the Antelope Valley includes a variety of migratory birds, rodents, rabbits, coyotes, small reptiles, bats, raptors, mule deer, and various invertebrates.

West Walker Deer Herd

The Antelope Valley provides critical habitat for the West Walker Deer Herd, particularly west of Highway 395 and east of Eastside Lane. Those areas have been identified by the Bureau of Land Management as intensive deer use areas. The area west of Highway 395 provides a migration corridor and winter range; the area east of Eastside Lane provides critical winter range. The central portion of the Antelope Valley has been identified as a light deer use area by the BLM.

Special Status Species

Currently, the only Special Status wildlife species shown in the MEA to occur in the Antelope Valley is the Bald Eagle. The best source of current information on sensitive wildlife species in the area is the California Natural Diversity Database maintained by the California Department of Fish and Game www.dfg.ca.gov/bdb/html/cnddb.html



▶ *Wildlife Maps for the Antelope Valley are included in the Environmental Setting Maps.*

Vegetation

Vegetation on the floor of the Antelope Valley is predominantly agricultural, irrigated pastures and hay. Areas of riparian communities occur along the streams and creeks throughout the valley. Pinyon and juniper woodlands occur at higher elevations on the mountain sides at the edge of the valley, along with Big Sagebrush Scrub.



On much of the valley floor, the native vegetation has been long been altered by agricultural uses. While it is unlikely that Special Status plant species will occur in the Antelope Valley, the best source of current information on sensitive plant species in the area is the California Natural Diversity Database maintained by the California Department of Fish and Game (www.dfg.ca.gov/bdb/html/cnddb.html).

▶ *Vegetation Maps for the Antelope Valley are included in the Environmental Setting Maps.*

Geology and Soils

Geology

Looking for info from NRCS

Soils

Looking for info from NRCS

Soil Erosion

Although the Antelope Valley is not designated in the MEA as being subject to wind erosion, soils in the Antelope Valley are primarily alluvial soils, sand and silt. These soils tend to be highly erodible and subject to wind erosion, when exposed. All of the Antelope Valley is subject to stream sheet rill erosion.

Mineral Resources

A preliminary mineral resource assessment for Mono County, utilizing data from the U.S. Geological Survey and the California Division of Mines and Geology, identified broad areas in Mono County that may have value for mineral resource deposits. The majority of the Antelope Valley has been identified as an area without significant mineral deposit. A small area at the south end of the valley around the community of Walker has been identified as an area with significant mineral deposits, while an area around Coleville has been identified as an area where the significance of potential mineral deposits has not been determined. Refer to the Mineral Resource maps in the Map Set for a specific location.

▶ ***Geology and Soils Maps for the Antelope Valley are included in the Environmental Setting Maps.***

Water Resources

Antelope Valley Watershed



The Antelope Valley is located within the West Walker River watershed, which has a drainage area of 410 square miles. The West Walker River and its main tributaries (Little West Walker, West Fork West Walker River, and Leavitt Creek) flow freely from the crest of the Sierra Nevada to the town of Walker at the head of Antelope Valley. Near Walker, much of the river is diverted into several canals to provide irrigation water for pasture land and alfalfa production in the Antelope Valley. Eleven miles of the West Walker River are affected by these diversions, which at times during the irrigation season reduce the river's flow to a point where the free movement of fish is restricted. Additionally, many fish are carried into the diversion ditches in the Antelope Valley and lost in the fields (Lahontan RWQCB, 1975).

Several miles upstream of the California-Nevada state line, the river is diverted into a three-mile canal which leads to Topaz Lake. Topaz Lake, which straddles the California/Nevada border, is a reservoir owned and operated by the Walker River Irrigation District (WRID). It functions primarily as a storage reservoir for irrigation water for farms



in Nevada; however, it is also a popular fishing and boating site. Water released from Topaz Lake passes through a two-and-one-half-mile outlet tunnel and canal, which connect back into the West Walker River.

The West Walker provides more than 60 percent of the available water in the entire Walker River system. Enough water is diverted from the river to irrigate 17,000 acres of agricultural land in California and 19,500 acres of land in Nevada. Within the watershed, Slinkard, Lost Cannon, Deep and Molybdenite Creeks and the Little Walker River are also diverted for agricultural use. Silver Creek has been tapped for domestic use by the U.S. Marine Corps Mountain Warfare Training Center.

The groundwater basin in Antelope Valley is the only significant source of groundwater in the West Walker Basin in California. According to the Lahontan Regional Water Quality Control Board, the remaining groundwater basins in the West Walker watershed are small and of little developable value. A possible exception exists in Slinkard Valley, where extensive deep alluvium has been found. The estimated underground storage capacities of aquifers in the Antelope and Slinkard Valleys are 160,000 and 72,000 acre-feet, respectively, at depths between 10 and 100 feet.

The West Walker from its source near Yosemite to the Topaz Lake diversion has been designated a state and federal Wild and Scenic River. Wild and Scenic designation of the West Walker River

protects this stream from unfavorable future development and promote its use for recreational activity.

Antelope Valley Groundwater Basin

The Antelope Valley groundwater basin, a 30-square-mile basin containing Topaz Lake, is drained by the West Walker River into Nevada. The groundwater basin in Antelope Valley is the only significant source of groundwater in the West Walker Basin in California. The other groundwater basins in the West Walker watershed are small and of little developable value. A possible exception exists in Slinkard Valley, where extensive deep alluvium has been found. The estimated underground storage capacities of aquifers in the Antelope and Slinkard Valleys are 160,000 and 72,000 acre-feet, respectively, at depths between 10 and 100 feet. Groundwater recharge in Antelope Valley comes from high infiltration along the major stream channels of the Little Walker River, and Lost Cannon, Deep and Molybdenite Creeks, and the recharge of irrigation water. Most of the domestic water supply in the Antelope Valley is obtained from wells.

▶ ***Water Resource Maps for the Antelope Valley are included in the Environmental Setting Maps.***

Noise Environment

The main noise source in the Antelope Valley is traffic, primarily on Highway 395 but also on local roads. Sensitive receptors that could be affected by changes in the noise environment include residential uses and the school in Coleville.

A project will normally have a significant effect on the noise environment if it will substantially increase the ambient noise levels for adjoining areas or conflict with adopted environmental plans and goals for the community in which it is located. The Mono County Noise Element and the Noise Regulations (Chapter 10.16 of the Mono County Code) regulate the noise environment in Mono County.

Development in the Antelope Valley may result in short-term construction related noise impacts and long-term traffic noise impacts. Short-term construction related noise impacts would be associated with excavation, grading, and construction activities on site during construction. Construction related short-term noise levels would be higher than the existing ambient noise levels in the project area but would no longer occur once construction is completed. Compliance with the construction hours specified in the county's Noise Regulations will reduce the construction related noise impacts to a less-than-significant level.

The exterior noise standard for residential uses is 65 dBA CNEL; the interior noise standard is 45 dBA CNEL. The State guidelines indicate that residential uses are normally acceptable in exterior noise environments up to 60 dBA CNEL and conditionally acceptable in exterior noise environments up to 70 dBA CNEL (when adequate building insulation would provide sufficient noise attenuation to meet the 45 dBA CNEL interior noise standard). For planning purposes, the 65 dBA CNEL is considered by many local jurisdictions as the exterior noise standard for transportation related noise impacts.

▶ ***Noise Contour Maps for the Antelope Valley are included in the Environmental Setting Maps.***

Visual Resources

Visually, the Antelope Valley is very open, with sweeping vistas of the surrounding mountains. Development and agricultural uses are highly visible since the floor of the valley is relatively flat and there is limited screening vegetation. Community areas appear as relatively discrete areas of development within a surrounding larger area of agricultural lands. Community areas are





predominantly one-story detached single-family residential development, with limited landscaping. Colors and materials of the structures tend to blend into the surrounding environment.

The Bureau of Land Management (BLM) establishes Visual Resource Management (VRM) classes for the public lands it manages in the area. BLM lands to the west of Highway 395 are identified as VRM II, High, which means that “Visual contrast is permitted; management activity is seen, but it must not attract attention. Changes in any of the basic elements (form, line, color, texture) caused by the activity must not be visible in the characteristic landscape” (MEA, p. 114). BLM lands to the east of Highway 395 are identified as VRM III, Moderate, which means that

“Visual contrast caused by a management activity can be evident, but must remain subordinate to the characteristic landscape”.

Highway 395 throughout the Antelope Valley is designated as a State and County Scenic Highway and as a National Scenic Byway. Overhead electrical distribution lines are evident in community areas; outdoor lighting and streetlights are minimal in community areas.

Climate and Air Quality

Average annual precipitation in the area is approximately 7.7 inches per year, based on data collected at the nearest climatological station at Topaz Lake (see www.ncdc.noaa.gov). Temperatures can range from lows in the 20s in the winter months to highs near 90°F in the summer months (www.ncdc.noaa.gov). Annual Heating Degree Days at the Topaz Lake weather station average 5637; annual Cooling Degree Days average 588 (www.ncdc.noaa.gov)

As of 2006, Mono County was designated a non-attainment area for the state PM_{10} standard as well as for the ozone standard (see www.arb.ca.gov, State Area Designations Maps). The PM_{10} classification is for Mono Basin and Mammoth Lakes; both locations are also non-attainment areas for the national PM_{10} standard (www.epa.gov/air). Particulate matter (PM_{10}) in the Mono Basin results from dust from the exposed lakebed of Mono Lake. PM_{10} in Mammoth Lakes is primarily a problem in winter, resulting from wood burning and resuspended road cinders. Overall in Mono County, the sources of most PM_{10} emissions are



unpaved road dust/cinders, fugitive windblown dust, and woodstove emissions.

The ozone designation is also for Mammoth Lakes. In the past, the State Air Resources Board concluded that ozone levels in the Great Basin Air Basin (Alpine, Inyo and Mono Counties) that exceeded the state standard were caused by transport from the San Joaquin Valley Air Basin; the Great Basin Unified Air Pollution Control District adopted an Ozone Attainment Plan for Mono County which identified the County as an ozone transport area.

Although there are no air quality data specifically for the Antelope Valley area, soils in the Antelope Valley are primarily alluvial soils, sand and silt. These soils tend to be highly erodible and subject to wind erosion.

Cultural Resources

Many historic and prehistoric cultural resource sites are known to exist in the Eastern Sierra. Archaeological evidence shows that over the past 2000 years the area was occupied by increasing numbers of humans and that by 1000 years ago the area was inhabited by ancestors of the current Paiute groups. By the end of the nineteenth century, the northern part of Mono County was occupied by groups of the Walker Lake Paiute. Archaeological evidence of this occupation often includes stone flakes, petroglyphs, food grinding tools, and projectile points. During the later part of the 19th century, Europeans were drawn to the area by mining opportunities that typically occurred in the hills and mountains. Cattle ranching and agriculture replaced mining in the early part of the twentieth century.

Policies in the Mono County General Plan (Conservation/Open Space Element, Cultural Resource Policies) require future development projects to avoid significant impacts to cultural resources or to mitigate impacts to a level of non-significance. Projects with the potential to significantly impact cultural resources are required to fund an analysis of those potential impacts and to provide project alternatives or measures to avoid or mitigate impacts to cultural resources.

Additional Resources

Site Specific Planning Documents

The following documents contain site-specific planning and environmental information for the Antelope Valley region of Mono County. All documents are available from the Mono County Community Development Department.

any site specific plans for the area?

Areawide Planning Documents

The following documents contain additional planning and environmental information for the Antelope Valley region of Mono County. Mono County documents are available from the Mono County Community Development Department.

California Regional Water Quality Control Board.
Water Quality Control Plan for the Lahontan Region (Basin Plan). 1995.

Mono County Community Development Department
Building/Planning Guide: Buying and Developing Property in Mono County. 2003.

Mono County Code
Mono County Land Development Regulations (Revised Land Use Element). 2001.

Mono County Local Agency Formation Commission (LAFCO)
Antelope Valley Fire Department Municipal Service Review and Sphere of Influence Recommendation. Draft, 2007.

Mono County Local Transportation Commission (LTC)
Mono County Regional Transportation Plan (RTP). 2002.

Mono County Office of Emergency Services
Mono County Emergency Operations Plan (EOP). 2004.

Mono County Planning Division
Mono County Environmental Handbook. 2003.

Mono County General Plan. 1993.

Mono County General Plan, Revised Land Use Element and Land Development Regulations. 2001.

Mono County Housing Element. 2004.

Mono County Master Environmental Assessment. 2001.

Mono County Trails Plan. 1994.

Multi-Jurisdictional Local Hazard Mitigation Plan for Mono County and Mammoth Lakes. 2006.

The Housing Collaborative LLC et al.
Eastern Sierra Housing Needs Assessment. Draft 2004.

U. S. Forest Service (USFS).
Toiyabe National Forest Land and Resource Management Plan. 1986.

Internet Reference Sites

The following sites contain planning and environmental information for the Antelope Valley region of Mono County. The current internet address at the time of printing is listed for these sources; the address may have changed since printing.

California Air Resources Board (ARB)
Emissions and air quality data. Nonattainment status.
www.arb.ca.gov

California Department of Fish and Game (DFG)
California Natural Diversity Database, information on plants, wildlife, and habitat.
www.dfg.ca.gov

California Department of Transportation (Caltrans)
Annual Average Daily Traffic (AADT) counts, Annual Average Daily Truck Traffic on the California Highway System, Eastern Sierra Bicycle Guide, other Caltrans transportation planning documents
www.dot.ca.gov

California Geological Survey (CGS)
Information on seismic hazards, landslide hazards, loss estimates for seismic events.
www.consrv.ca.gov/CGS

Inyo-Mono Transit

Information on local transit services in Mono County.

www.countyofinyo.org/transit

National Climatic Data Center (NCDC)/National Oceanic and Atmospheric Administration (NOAA)

Climate data.

www.ncdc.noaa.gov

U.S. Census Bureau

Population, housing, economic and social data from the 2000 Census.

www.census.gov

U.S. Environmental Protection Agency (EPA)

Emissions and air quality data. Nonattainment status.

www.epa.gov/air

U.S. Geological Survey (USGS)

Information on seismic hazards, volcanic hazards, landslide hazards, and water hazards.

www.usgs.gov



Antelope Valley Community Profile Map Set

Section 1 Area Maps

Location Map

Topographic maps of area

Orthographic maps of area

Section 2 Land Use Maps

Land Ownership, Walker (federal, state etc)
Land Ownership, Coleville
Land Ownership, Topaz
Agricultural lands—Williamson Act Contracts
Antelope Valley Planning Area
Land Use Map 1, Topaz Lake Area
Land Use Map 2, Pinky's Point
Land Use Map 3, Palmer Subdivision
Land Use Map 4, Topaz Southeast
Land Use Map 5, Topaz Community Area
Land Use Map 6, Topaz Community
Land Use Map 7, Northern Antelope Valley
Land Use Map 8, Coleville Community
Land Use Map 9, Antelope Valley
Land Use Map 10, Coleville Area
Land Use Map 11, Coleville Community
Land Use Map 12, Southern Antelope Valley
Land Use Map 13, Eastside Lane Area
Land Use Map 14, Walker Area
Land Use Map 15, Walker Townsite

Section 3 Community Services and Facilities

Maps showing schools, libraries, parks, senior center, community center, transfer stations, fire stations, post offices, road shop, caltrans maintenance facility

Section 4 Community Infrastructure

County Road Maps for Antelope Valley
Existing Highway System in Mono County
Caltrans map of U.S. 395
Eastern Sierra Bike Guide Map for U.S. 395
IMT route maps

Section 5 Environmental Setting

Hazards

- Avalanche
- Dam Failure
- Flood
- Landslide/Rockfall
- Seismic
- Severe Winter Storm
- Volcanic
- Wildfire

Wildlife

- Deer herd use areas
- Bighorn sheep use areas
- Deer kill locations
- Special status species and habitats
- Wildlife use areas—big game
- Wildlife use areas—other

Vegetation

- Vegetation and Landforms—CA GAP Analysis
- Vegetation and Landforms—USGS Analysis

Geology and Soils

- Geologic maps
- Soils maps
- Valley
- Mineral resources
- Soil erosion

Water Resources

- Shallow groundwater
- Wetlands
- Surface water resources
- Groundwater basins and recharge zones

Noise Environment

- Noise Contours

Visual Resources

- Visual resource maps
- State and county designated scenic highways