



**Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526**

**Phone: (760) 878-0263
E-Mail: inyoplaning@inyocounty.us**

AGENDA ITEM NO.: 6 (Action Item and Public Hearing)

**PLANNING COMMISSION
MEETING DATE:** April 23, 2025

SUBJECT: Tentative Parcel Map No. 433/ESLS-Baltazar

EXECUTIVE SUMMARY:

The applicant is seeking approval to subdivide a 5-acre parcel into two equal parcels of 2.5 acres each. Both proposed parcels currently do not contain any structures and there are no plans for new construction. The subdivision will not create any setback issues for any future development of dwellings or accessory structures. The property is located at 1990 Indian Springs Dr., Alabama Hills, California and both proposed parcels are zoned Rural Residential (RR-2.5), which requires a minimum lot size of 2.5-acres, and are designated for Rural Residential Medium (RRM) use in the General Plan. This project is exempt from CEQA under General Rule 15061(b)(3).

PROJECT INFORMATION

Supervisory District: 5

Applicants: Eastern Sierra Land Surveys

Landowners: David Baltazar as Trustee of the Baltazar 1990 Family Trust, dated July 20, 1990

Community: Alabama Hills

A.P.N.: 026-420-07

Existing General Plan: Rural Residential Medium (RRM)

Existing Zoning: Rural Residential (RR-2.5)

Surrounding Land Use: Residential single-family homes and vacant parcels

Recommended Actions:

- 1.) Find the proposed project Tentative Parcel Map No. 433/ESLS -Baltazar is exempt from the requirements of the California Environmental Quality under the General Rule 15061(b)(3).
- 2.) Make certain findings with respect to and approve Tentative Parcel Map No. 433/ESLS -Baltazar subject to Conditions of Approval.
- 3.) Waive street improvements and utility installations required by Inyo County Code Section 16.40.10, as permitted.

Alternatives:

- 1.) Specify modifications to the proposal and/or the Conditions of Approval.
- 2.) Make specific findings and deny the application.
- 3.) Continue the public hearing to a future date and provide specific direction to staff regarding additional information and analysis needed.

Project Planner:

Danielle Visuaño

BACKGROUND

On January 31, 2025, a Tentative Parcel Map application was submitted to planning staff to subdivide a 5-acre parcel into two equal 2.5-acre parcels. The subdivision is requested to facilitate separate ownership opportunities (See Attachment A and Attachment B).

STAFF ANALYSIS

The applicant requests approval to subdivide a 5-acre parcel into two equal parcels of 2.5 acres each (See Attachment B). The property is currently undeveloped and consists of an undisturbed high desert setting. The surrounding properties are primarily single-family residences and vacant parcels with similar zoning designations. The subdivision will not change the current land use and is consistent with the surrounding development pattern.

The application for TPM 433/ESLS-Baltazar was routed to the following Inyo County departments: Treasurer Tax Collector, Assessor, Environmental Health, and Public Works along with the information being sent to the Lone Pine Fire Department. No issues were raised by any departments regarding the submitted application. However, the County's Environmental Health Department provided a comment, although not substantial, providing information that the proposed parcels meet the minimum of a half an acre for well and onsite waste water treatment system (OWTS septic), nevertheless, given the topography and geology an engineered alternative system to the typical OWTS septic, may be required once a permit is pulled and reviewed for a

septic systems on each of the proposed parcels. This information was conveyed to the owner through the applicant and the owner desires to move forward with this proposed subdivision.

Land Use Analysis: The proposed parcels are zoned RR and are situated within a residential area, with single-family homes on neighboring properties. The subdivision into two parcels will not change the existing land uses or permitted zoning. No new development is planned at this time. The surrounding properties are also zoned RR and Open Space with some of the RR zoned parcels being developed. The proposed subdivision is consistent with the area's residential character and density, as both the zoning and land use designations will remain the same.

General Plan: The Land Use Element designates both proposed parcels as RRM, intended for single-family residential neighborhoods situated near existing communities or rural residential areas. This designation permits public and quasi-public uses, along with other compatible developments. The residential density is set between 1.0 to 2.5 dwelling units per net acre. New development must be connected to a water and sewer system approved by the Inyo County Environmental Health Services Department. Alternatively, an individual well or septic system may be developed, subject to approval by the Environmental Health Services Department.

The proposed subdivision is consistent with the RRM designation because it allows single-family residential uses, and the parcels are large enough to accommodate at least one dwelling each. The subdivision complies with the General Plan as it maintains the allowed density and does not introduce any conflicting land uses.

Zoning: Both Parcel 1 and Parcel 2 are zoned RR, with a required minimum lot size of 2.5 acres. In accordance with Inyo County Code (ICC) Chapter 18.21, the zoning also mandates a minimum average lot width of 125 feet and sets setbacks of 50 feet for the front yard, 30 feet for the rear yard, and 20 feet for the side yards. According to the information provided in the documentation (TPM No. 433 attached), both parcels comply with these zoning requirements.

Subdivision: ICC Title 16 <https://ecode360.com/44464547> and the Subdivision Map Act (Government Code Section 66410 et seq.) regulate subdivisions. The proposed lots meet the applicable lot standards and design requirements specified in ICC Chapter 16.16, and the TPM meets the applicable preparation specifications identified in ICC Section 16.20.070 and Chapter 2, Article 3 of the Map Act. Conditions of approval are included to ensure that the final map meets the appropriate requirements specified by ICC Chapter 16.32 and Chapter 2 of the Map Act. Due to the rural nature of the area, staff recommends waving the street and utility improvements required by ICC Section 16.40.010 as permitted. A condition of approval has been included to ensure that such improvements will be required as they become necessary.

Access: Access to both Parcel 1 and Parcel 2 is by an unpaved access road.

Utilities and Public Services: Both Parcel 1 and Parcel 2 currently have no utility services but are in the Los Angeles Department of Water and Power service area. For water supply, each parcel will require a well, and for sewage disposal each parcel will require an on OWTS (septic) or an engineered alternative system as determined by the Inyo County Department of Environmental Health. All required setbacks for any water supply or sewage disposal system will be required to be met as stated in the Conditions of Approval.

Fire: The project area is located within the Lone Pine Fire Protection District. The proposed subdivision is not expected to significantly increase the demand for fire protection services. Additionally, since the property falls within a Local Fire District, no additional fire safety findings are required in accordance with SB-1241.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for an exemption under the General Rule (Section 15061(b)(3)), which states that CEQA applies only to activities that have the potential to cause a significant effect on the environment. Where it can be determined with certainty that there is no possibility the activity may have a significant environmental impact, the project is not subject to CEQA. This proposal is consistent with existing zoning and the General Plan designations, does not increase development density beyond what was previously evaluated, and includes no physical development. Therefore, it can be concluded that the project will not result in a significant environmental impact.

NOTIFICATIONS

TPM 433/ESLS-Baltazar was noticed in the Inyo Register and sent to the property owners of property within 300-feet of the project, ten days prior to the Planning Commission Hearing. No comments have been received to date.

RECOMMENDATIONS – TPM 433/ESLS-Baltazar

Staff recommends that the Planning Commission find that TPM 433/ESLS-Baltazar is CEQA exempt under General Rule 15061(b)(3); make the findings specified below; and approve TPM 433/ESLS-Baltazar subject to Conditions of Approval; and waive street improvements and utility installations required by ICC Section 16.40.010

Recommended Findings

1. TPM 433/ESLS-Baltazar is covered by the General Rule 15061(b)(3)
[Evidence: *the proposed TPM is covered by the General Rule 15061(b)(3) that states CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be determined with certainty that there is no possibility the activity may have a significant environmental impact, the project is not subject to CEQA. This proposal is consistent with existing zoning and the General Plan designations, does not increase development density beyond what was previously evaluated, and includes no physical development. Therefore, it can be concluded that the project will not result in a significant environmental impact.*]
2. Based on substantial evidence in the record, the Planning Commission finds that TPM 433/ESLS-Baltazar is in conformance with the Inyo County General Plan, the Inyo County Zoning Ordinance, the Inyo County Subdivision Ordinance, and the State Subdivision Map Act.

[Evidence: The proposed Parcel 1 and Parcel 2 are consistent with the Rural Residential Medium Density (RRM) General Plan designation, as it provides for single-family residential development at a maximum of 1.0 to 2.5-dwelling units per acre. Both Parcels also meet the zoning designation of RR-2.5 parcel size and width requirement of 125-feet. The proposed lots meet the applicable requirements specified in ICC Chapter 16.16 and meet the applicable requirements of ICC Section 16.20.070 and Chapter 2, Article 3 of the Map Act. ICC Section 16.40.010 has been met as street and utility improvements required by ICC Section 16.40.010 may be waived, and since no new structures are being constructed and waving them is appropriate. A condition of approval is included to require such improvements in the future if they become necessary. Conditions of Approval are included to ensure that the final map meets the appropriate requirements specified by ICC Chapter 16.32 and Chapter 2 of the Map Act.]

3. Based on substantial evidence in the record, the Planning Commission finds that the site is physically suited for the proposed type and density of development and finds that the existing and planned public facilities and services are adequate to meet the needs of the proposed project.

[Evidence: The project aligns with the residential character of the surrounding area, and while no future development is anticipated, potential development will not significantly impact public services or utilities. Parcels 1 and 2 will need to be served by private wells and sewer services approved by the Inyo County Environmental Department. With the potential of single-family homes to be constructed on both parcels, no increased demand for fire protection services is expected, as the property lies within the Lone Pine Fire Protection District. TPM 433/ESLS-Baltazar has been reviewed by relevant County departments, with no comments that would necessitate changes or additional conditions.]

4. Based on substantial evidence in the record, the Planning Commission finds that the design of the subdivision or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or alternate easements have been provided.

[Evidence: Access to Parcel 1 and Parcel 2, are already established by an unpaved road. Additional easements for water supply, sewage disposal and utilities will be required for future development. Applicant shall be required to required easements.]

5. Based on substantial evidence in the record, the Planning Commission finds that the design or proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish, wildlife, or their habitat, or cause serious public health, welfare, or safety problems.

[Evidence: As indicated by the Exemption the project will not result in substantial impacts to the physical environment or human beings, either individually or cumulatively, or directly or indirectly. The subdivision itself will not result in physical modifications and no changes in permitted uses are proposed.]

6. Based on substantial evidence in the record, the Planning Commission finds that no significant impacts to native vegetation or wildlife will result from the proposed project.

[Evidence: As indicated in the Exemption, the subdivision will not cause direct impacts. Although Parcels 1 and 2 are both undeveloped the development of single-family dwellings will not have a significant impact and will fit into the surrounding neighborhood.]

Conditions of Approval

- 1.) A Final Parcel Map, in substantial conformance with the approved Tentative Parcel Map (TPM) and in compliance with the applicable requirements of ICC Chapter 16.32 and Chapter 2 of the Subdivision Map Act, shall be filed for recordation within two years from the date of approval by the Planning Commission. A request for a time extension, as outlined in ICC Section 16.20.110, must be submitted and approved prior to the expiration of this period.
- 2.) The applicant shall obtain the necessary permits from the Inyo County Environmental Health Department for any water supply and sewage disposal. Additionally, the applicant shall obtain the necessary permits for all utilities and services as necessary.
- 3.) The applicant shall obtain all required easements for utilities and services as necessary.
- 4.) Payment of any outstanding taxes, delinquent fees, or special assessments shall be made to the satisfaction of the Inyo County Treasurer/Tax Collector prior to the recordation of the Final Parcel Map.
- 5.) The applicant and any successors in interest shall be responsible for the improvement or appropriate contribution toward the construction of all streets and utilities within and serving the subdivision, in accordance with applicable County standards as required in the future.
- 6.) The applicant, landowner, and/or operator shall defend, indemnify, and hold harmless Inyo County, its agents, officers, and employees from any claims, actions, or proceedings related to TPM No. 433/ESLS-Baltazar, including those resulting from the applicant's failure to comply with the conditions of approval.

ATTACHMENTS:

A – Proximity Map

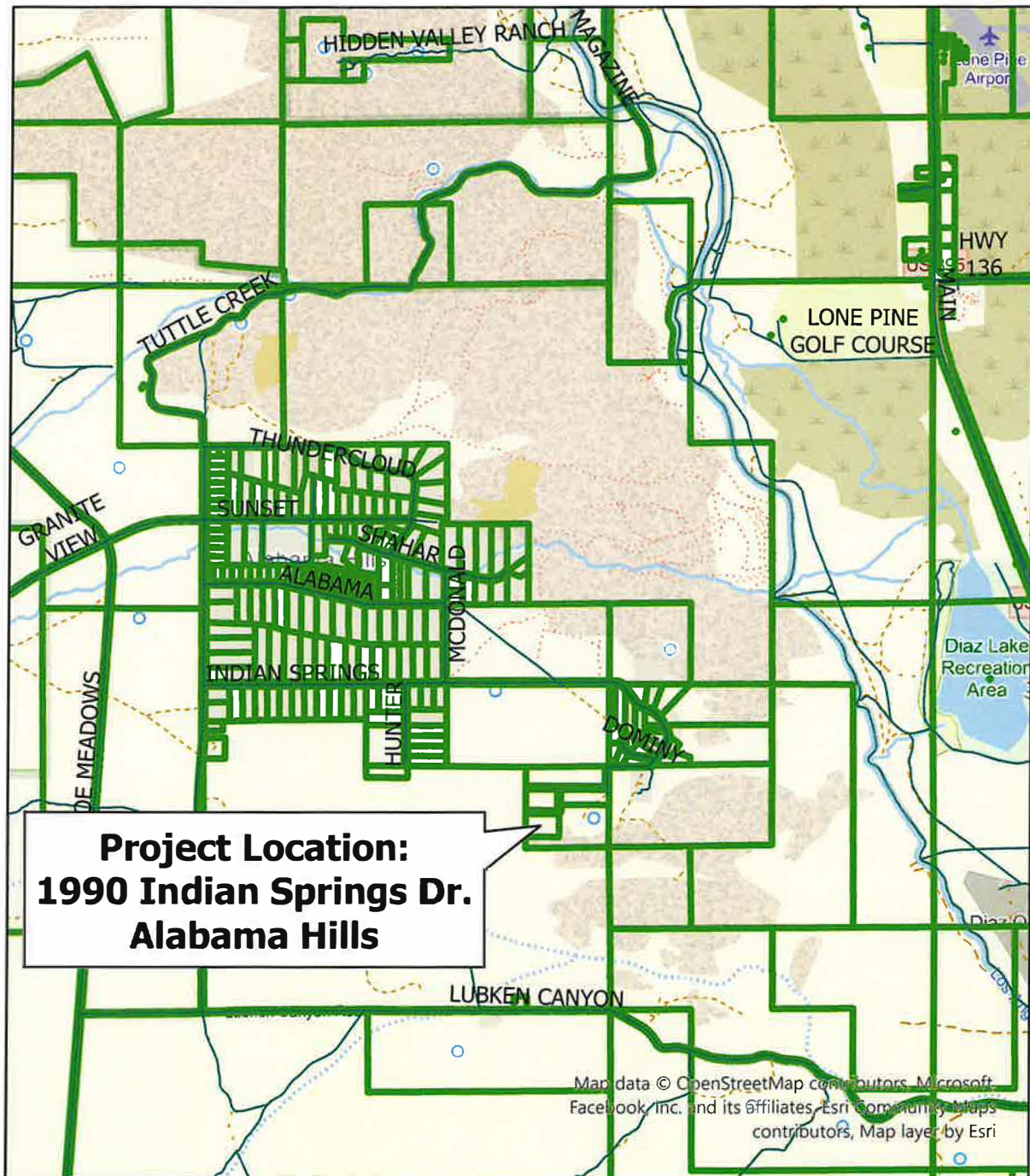
B – Map

Tentative Parcel Map (TPM) No. 433

ATTACHMENT A

PROXIMITY MAP

APN: 026-420-07



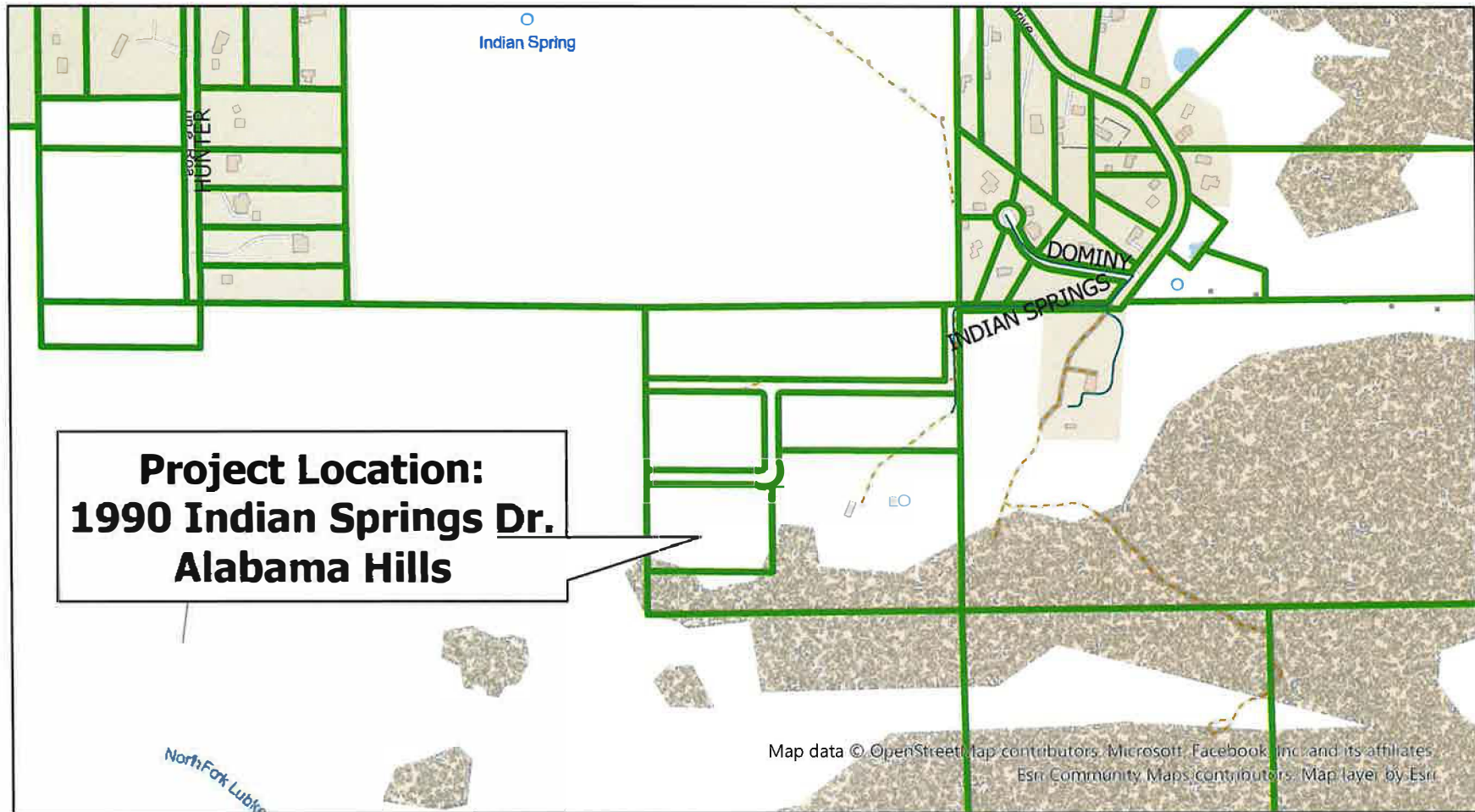
0 0.28 0.55 1.1 Miles



ATTACHMENT B

Vicinity Map

APN: 026-420-07



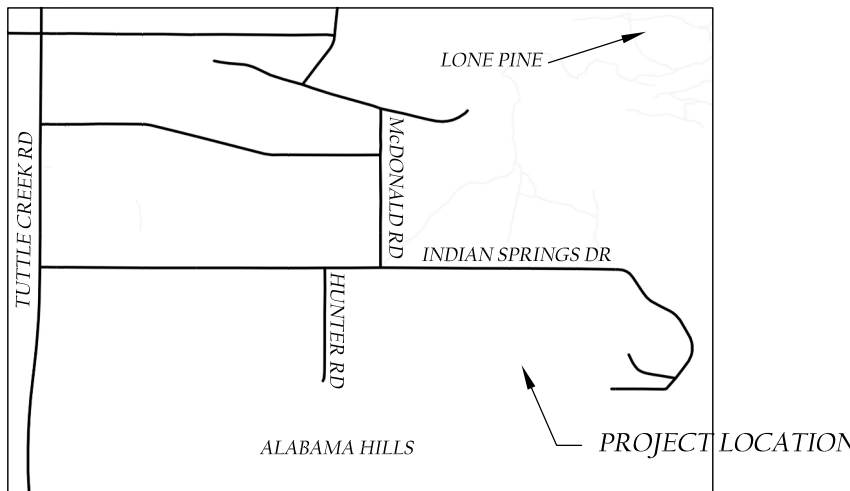
0 0.07 0.15 0.3 Miles



TENTATIVE PARCEL MAP NO. 433

1 SHEET ONLY

BEING A SUBDIVISION OF
PARCEL 3, PARCEL MAP NO. 318
LOCATED IN A PORTION OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 36 EAST,
MOUNT DIABLO BASE LINE AND MERIDIAN.



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- CONTOUR (10' INTERVAL)
- FLOW LINE

NOTE:

ALL DISTANCES SHOWN HEREON
ARE GROUND DISTANCES. USE A
SCALE FACTOR OF 0.99973424 TO
OBTAIN GRID DISTANCES.

SITE NOTES

217,412± SQ. FT., 5± AC.

BASIS OF BEARINGS

CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE 4
(EPOCH 2010), AS DETERMINED BY OPUS SOLUTION
AT PT 2000. A REBAR AND CAP STAMPED ESLS
CONTROL POINT. N:2086848.89; E:6832263.2903;
ELEV:4422.81'

UTILITIES

WATER SUPPLY: INDIVIDUAL WELLS
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC
ELECTRIC: LOS ANGELES DEPT OF WATER AND POWER
TELEPHONE: VERIZON
FIRE PROTECTION: LONE PINE FIRE PROTECTION DISTRICT

OWNER/SUBDIVIDER

DAVID BALTAZAR AS TRUSTEE OF THE BALTAZAR
1990 FAMILY TRUST, DATED JULY 20, 1990
3142 N LAMER ST
BURBANK, CA 91604

PREPARED BY

EASTERN SIERRA LAND SURVEYS
19 SHANNA CIRCLE
CROWLEY LAKE, CA 93546
(760) 935-2580

