

# Agenda

## County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

### INYO COUNTY PLANNING COMMISSION

**Howard Lehwald**  
**Caitlin (Kate) J. Morley**  
**Todd Vogel**  
**Callie Peek**  
**Aaron Cassell**

**First District**  
**Second District**  
**Third District (Chair)**  
**Fourth District (Vice Chair)**  
**Fifth District**

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#### STAFF

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Danielle Visuaño  
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Cynthia Draper  
Sally Faircloth  
Michael Errante  
Nate Greenberg  
Christian Milovich

Planning Director  
Senior Planner  
Associate Planner  
Associate Planner  
Project Coordinator  
Public Works Director  
County Administrator  
Assistant County Counsel

**This meeting will be held in the Board of Supervisors Room located at 224 N. Edwards Street, in Independence California, beginning at 10:00 a.m.**

- Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order, or the items are continued. Estimated start times are indicated for each item. The times are approximate, and no item will be discussed before its listed time.
- Lunch Break will be given at the Planning Commission's convenience.
- The Planning Commission Chairperson will announce when public testimony can be given for items on the agenda. The Commission will consider testimony on both the project and related environmental documents.
- The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days per ICC Chapter 15 [California Environmental Quality Act (CEQA) Procedures] and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

**Public Notice:** In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

**August 27, 2025**

**10:00 A.M.**

1. **PLEDGE OF ALLEGIANCE.**
2. **ROLL CALL** – Roll Call to be taken by staff.
3. **PUBLIC COMMENT PERIOD** – This is the opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the agenda.
4. **APPROVAL OF MINUTES** – Approval of minutes from the May 28, 2025, Planning Commission Meeting.

**Inform-  
ational  
Item**

5. **Environmental Justice Workshop** - The Planning Commission is hosting a public workshop for the County’s new draft Environmental Justice Element. Although not mandatory for our County, the State’s Department of Housing and Community Development has required Inyo County to adopt an Environmental Justice Element in order to certify the 6<sup>th</sup> Cycle Housing Element previously adopted by the Board of Supervisors in 2023. The Environmental Justice Element must address at least eight topics which are: Air Quality, Food Access, Public Health, Safe & Sanitary Housing, Public Facilities, Recreation, Civic Engagement and Prioritizing Improvements & Programs. The workshop will discuss how these required topics are for the most part already independently addressed in the required General Plan elements but will be creating a standalone Environmental Justice Element for better reference.

**Action  
Item /  
Public  
Hearing**

6. **Tentative Tract Map No. 253; Zone Reclassification No.2025-04 and Variance No. 2025-02-** This project is a proposal to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project will include a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, and a variance addressing lot width and setbacks. The Condominium, including the homeowner’s association and Conditions, Covenants and Restrictions (CC&R) will be dissolved in a separate but necessary action by the California Department of Real Estate. This project is exempt from CEQA pursuant to 15061(b)(3) Commonsense Exemption.

**Action  
Item /  
Public  
Hearing**

7. **Zone Text Amendment (ZTA) No. 2025-02/Inyo County – Kennels**  
Staff has drafted a proposed ordinance to update Section 18.06.305 Definitions – Kennel; and Sections 18.12.020, 18.12.040, 18.21.040, 18.22.040, and, Subsections 18.12.040 (J) and 18.49.020(L) of the Inyo County Code (ICC) to: Change the Definition of “Kennel” in Title 18 Zoning to match the Definition in Chapter 8.20 - Dogs of the ICC and retitle it “Commercial Kennel”; add a requirement for conditional use permits for commercial kennels in the Open Space zone; clean up and make all references to “kennel” in the zoning code “commercial kennel” where applicable. The project is Exempt from the California Environmental Quality Act by the Commonsense Exemption 15061(b)(3). Subsequent CUPs for kennels will require project specific CEQA evaluations.

**Action  
Item /  
Public  
Hearing**

8.     **Revocation of Hosted Short-term Rental (HSTR) Permit 2024-03/Foroudi**  
On June 13, 2024, the applicants, David and Pasha Foroudi and Natalie Jauregui, were approved for a HSTR to operate a short-term rental located at 2660 Highland Drive in the community of West Bishop. All HSTR permits are subject to the Short-term Rental General Requirements Section 18.73.030 of the Inyo County Code. David and Pasha Foroudi and Natalie Jauregui have failed to meet these requirements by failing to have a host on site during rentals, advertising as a whole-house rental, and not updating owner or host contact information, and therefore, staff is recommending the revocation of HSTR permit 2024-03/Foroudi. This action is Exempt from the California Environmental Quality Act under 15321- Enforcement Actions by Regulatory Agencies.
9.     **COMMISSIONERS' REPORTS/COMMENTS**
10.    **PLANNING DIRECTOR'S REPORT**
11.    **ADJORN**

# COUNTY OF INYO PLANNING COMMISSION

## MINUTES OF MAY 28, 2025 MEETING

### COMMISSIONERS:

HOWARD LEHWALD  
CAITLIN (KATE) J. MORLEY  
TODD VOGEL  
CALLIE PEEK  
AARON CASSELL

FIRST DISTRICT  
SECOND DISTRICT  
THIRD DISTRICT (CHAIR)  
FOURTH DISTRICT (VICE)  
FIFTH DISTRICT

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CATHREEN RICHARDS  
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NATE GREENBERG  
MIKE ERRANTE

PLANNING DIRECTOR  
ASSISTANT COUNTY COUNSEL  
ASSOCIATE PLANNER  
SENIOR PLANNER  
ASSISTANT PLANNER  
PROJECT COORDINATOR  
COUNTY ADMINISTRATOR  
PUBLIC WORKS DIRECTOR

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The Inyo County Planning Commission met in regular session on Wednesday, May 28, 2025. Commissioner Vogel opened the meeting at 10:04 a.m. These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

**ITEM 1:**      **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 10:04 a.m.

**ITEM 2:**      **ROLL CALL** - Commissioners, Todd Vogel, Callie Peek, Kate Morley, Howard Lehwald, and Aaron Cassell were present.

Staff present: Cathreen Richards, Planning Director, Danielle Visuaño, Senior Planner, Cynthia Draper, Associate Planner, Sally Faircloth, Project Coordinator and Christian Milovich, Assistant County Counsel.

Staff absent: Nate Greenberg, County Administrator; Michael Errante, Public Works Director.

**ITEM 3:**      **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that is not scheduled on the agenda.

Chair Vogel opened Public Comment Period at 10:05 a.m.

Chair Vogel asked if there was anyone in the audience wishing to make a public comment.

No comments were made.

Chair Vogel closed Public Comment Period at 10:05 a.m.



**ITEM 4: CORRECTION TO PREVIOUS MEETING MINUTES (Informational Item) –** During the April 23, 2025, meeting, it was noted that the minutes from the February 26, 2025 meeting contained an error in recording the vote counts for agenda items 4, 5, 6, and 7. The correct vote count for these items should reflect the motion passing 4–0, with Chair Vogel absent for all four items. This correction is hereby noted for the official record.

**ITEM 5: APPROVAL OF MINUTES –** Approval of minutes from the April 23, 2025 Planning Commission Meeting.

**MOTION:** Chair Vogel made the motion to approve the minutes. The motion was seconded by Vice-Chair Peek.

Minutes were approved unanimously by general consent at 10:07 a.m.

**ITEM 6: CONDITIONAL USE PERMIT (CUP) 2025-02/STARRENBURG – (Action Item/Public Hearing) -** The applicant is requesting approval of a Conditional Use Permit (CUP) to allow an existing non-conforming front yard fence to exceed the maximum permitted height of 3.5 feet (42 inches), as stipulated by Inyo County zoning regulations. The fence, which is currently in place, stands 5.4 feet (65 inches) tall. The subject property is located at 632 Tuttle Creek Road in Lone Pine, within the Alabama Hills neighborhood. This project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303(e), New Construction or Conversion of Small Structures–Class3.

Cynthia Draper, Associate Planner, presented the staff report accompanied by a slideshow.

Vice-Chair Peek inquired about the distance between the fence line and the roadside and requested clarification on the rationale behind the County’s 3.5-foot height limitation for front yard fences.

Ms. Draper answered Vice-Chair Peek’s questions to her satisfaction.

Chair Vogel and Commissioner Morley asked whether the fencing issue was identified as a result of a Code Enforcement action or how it initially came to the County’s attention.

Ms. Draper explained that the fencing issue was brought to the County’s attention through a complaint, which required follow-up and resolution.

Chair Vogel opened Public Hearing Period at 10:18 a.m.

No comments were made.

Chair Vogel closed the public hearing and opened discussion with the Commissioners at 10:18 a.m.

**MOTION:** Commissioner Cassell moved to approve the Conditional Use Permit 2025/02/Starrenburg and find the project is exempt under CEQA along with findings one through seven and conditions one and two.

The motion was seconded by Chair Vogel.

The Motion passed unanimously by general consent at 10:19 a.m.

**ITEM 7: TENTATIVE PARCEL MAP-431; GENERAL PLAN AMEDMENT- 2024-03;  
ZONE RECLASSIFICATION 2024-03; VARIANCE 2025-01/BIG PINE  
PETROLEUM –**

The applicant (Mohamad Najm) is requesting to subdivide a parcel into three parcels based on each parcel's established use. This action requires a Tentative Parcel Map. This tentative parcel map also requires a Zone Reclassification and General Plan Amendment to create the correct land use designation for one of the proposed new parcels. Additionally, the tentative parcel map requires a variance due to setback encroachments of established structures. The project is located in Big Pine, CA. This project is exempt from CEQA under General Rule 15061(b)(3).

Before beginning her presentation, Senior Planner Danielle Visuaño stated that she would be distributing the received public comments to both the Commissioners and the public for review, along with a revised ordinance intended for the Board of Supervisors and a resolution for the Planning Commission. MS. Visuaño provided an explanation of the documents she had just distributed for review and reiterated that copies had also been made available for the public to view.

Ms. Visuaño then proceeded with the presentation of the staff report and accompanying slideshow.

Commissioner Lehwald asked Ms. Visuaño whether any existing walls are present on the property and if they comply with firewall safety requirements.

Ms. Visuaño responded that the Building and Safety Department would need to review the walls to determine whether they meet the required firewall safety standards.

Commissioner Lehwald asked if parcel three could be subdivided for future use.

Ms. Visuaño responded to Commissioner Lehwald's question, and Planning Director Cathreen Richards confirmed that the parcel could potentially be subdivided in the future.

Commissioner Morley asked about parcel three and if there will be movement of a storage container, propane tank and the hose bib.

Ms. Visuaño confirmed that the storage container and propane tank will be removed; however, the hose bib will remain in place, as it is associated with the fuel station and will remain on Parcel Two.

Commissioner Cassell asked if there was a requirement as to why there is a request to have the storage containers removed.

In response to Commissioner Cassell's question, Ms. Visuaño confirmed that the structures are used solely for storage and that there is no primary business on the site that necessitates such storage.

Chair Vogel opened Public Hearing Period at 10:51 a.m.

Mr. Baljinnyam Dashdorj, the tenant for the landlord, who was seated in the audience, expressed his gratitude to Ms. Visuaño and the Commission, and commended the presentation for its thoroughness and detail.

Chair Vogel closed the public hearing and opened discussion with the Commissioners at 10:53 a.m.

Commissioner Morley and Chair Vogel had further questions of Ms. Visuaño.

Ms. Visuaño was able to answer the commissioners' questions to their satisfaction.

**MOTION:** Vice Chair Peek made a motion for the Commission to make and adopt the findings outlined in the staff report and approve TPM 431 subject to the conditions outlined in the staff report and certify it is Exempt for CEQA, the Commission further moves to recommend that the Board of Supervisors make the associated findings and approve General Plan Amendment 2024-03/Big Pine Petroleum and Zone Reclassification 2024-03/ Big Pine Petroleum and certify they are Exempt from CEQA; and further moves to make and adopt the findings as outlined in the staff report and approve VAR 2025-01/Big Pine Petroleum subject to all conditions outlined in the staff report and certify it is Exempt from CEQA.

The motion was seconded by Chair Vogel.

Project Coordinator, Sally Faircloth proceeded with roll call for each vote.

Chair Vogel – Yes  
Commissioner Lehwald – Yes  
Commissioner Morley – Yes  
Vice Chair Peek – Yes  
Commissioner Cassell – Yes

The Motion passed 5-0 at 10:56 a.m.

At 10:58 a.m., Planning Director Cathreen Richards requested a brief recess to prepare for the upcoming Agenda Item No. 8 presentation via Zoom.

At 11:06 a.m., Chair Vogel reconvened the Planning Commission meeting following the brief recess.

**ITEM 8: RESIDENTIAL INFILL PROJECT WORKSHOP #2 (INFORMATIONAL)**

Planning staff along with the consultant, Precision Civil Engineering, Inc., will conduct a second Planning Commission workshop to discuss the progress of the Residential Infill Project for the communities of Big Pine, Independence, and Lone Pine. The second workshop will discuss the public responses from the first set of workshops held in the communities in February along with the responses to Survey #1. The second workshop will also elaborate further on identifying potential updates and modifications to the zoning and General Plan requirements that may help infill housing in the communities of Big Pine, Independence, and Lone Pine along with a focus on exiting residential density and design standards and their relationship with the California Building Code, review of ADU requirements, and review of vacant and underutilized parcels.

Danielle Visuaño, Senior Planner, presented along via zoom with Jenna Chillingierian with Precision Civil Engineering.

Prior to presenting the staff report, Ms. Visuaño distributed additional handouts to the Commission, including three maps and three diagrams extracted from the PowerPoint presentation for their review.

With all documents received and reviewed by the Commissioners, the workshop presentation commenced and was delivered by Jenna Chillingierian of Precision Civil Engineering.

The commission had questions and comments of Ms. Chillingierian that Ms. Richards, Planning Director, was able to answer to their satisfaction.

Ms. Richards asked the Commission whether the presentation had been clear and concise, and if the information provided was easily understood.

The Commission agreed that the presentation was clear and easy to understand.

Commissioner Morley asked if there would be a third round for community meetings.

Ms. Visuaño stated that the next community component would take place in October and that informational flyers would once again be mailed to the community.

**ITEM 9: ZONE TEXT AMENDMENT 2024-03/INYO COUNTY-ANIMAL MAINTENANCE -**

Staff has drafted a proposed ordinance to update Section 18.78.310 – Animal Maintenance; and Subsections 18.12.020 (D) and 18.12.040 (J) Open Space, of the Inyo County Code to: identify prohibited nuisances, stream buffers, and include a requirement for all kennels to obtain a conditional use permit. The project is Exempt from the California Environmental Quality Act by the Common Sense Rule 15061(b)(3). Subsequent conditional use permits for kennels will require additional site specific CEQA evaluations.

Planning Director Cathreen Richards presented the staff report and noted that Ms. Katie Bird from Inyo County Animal Control was present in the audience to address any questions.

Ms. Richards stated that one comment had been received from three Bishop veterinarians, expressing that as long as good husbandry and animal welfare standards are maintained, there should be no limit on the number of domestic pets in a residence.

Chair Vogel asked Ms. Richards if she was happy with the staff report being presented.

Ms. Richards acknowledged that any support or assistance would be beneficial but emphasized that the decision ultimately belongs to the public, as it is important for the community to guide the outcome rather than the Planning Department.

Ms. Katie Bird, Animal Control Officer, shared photographs of current problem locations where some kennels lack adequate standards of care for the animals housed. She also described her field observations, noting that some of the most concerning conditions are found in South County, particularly in the Charleston View area. Ms. Bird expressed hope that additional resources or 'tools' could be made available to help her prevent unfortunate outcomes, including potential animal seizures.

Ms. Richards stated the goal was to create some type of nuisance language to assist and aid Inyo County's Animal Control Department.

Commissioner Cassell asked Ms. Bird whether there are established standards for animal rights and living conditions that her department follows when evaluating cases.

Ms. Bird stated under 597.1 Penal Code that sites adequate care related to animal welfare of the animals.

Ms. Bird stated that including nuisance language in the ordinance would greatly assist her in addressing animal welfare type issues.

Commissioners Morley and Lehwald posed additional questions to Ms. Bird for clarification.

Ms. Bird was able to answer their questions to their satisfaction.

Vice Chair Peek shared comments related to her personal experiences relevant to the discussion.

Chair Vogel opened and closed the public hearing and opened discussion with the Commissioners at 12:20 p.m.

Commissioner Cassell expressed strong opposition to inhumane housing conditions but noted his hesitation in adopting a new policy that could potentially affect or disrupt the existing regulations.

Vice Chair Peek expressed concern about changing the policy based on the actions of one or two irresponsible pet owners.

Chair Vogel expressed that he would be in favor.

Commissioner Lehwald was happy with the presentation.

Commissioner Morley was happy with the language and supported it.

**MOTION:** Commissioner Morley moved to recommend that the Board of Supervisors find the proposed project exempt from the requirements of the California Environmental Quality Act (CEQA) and to make certain findings with respect to, and approve, Zone Text Amendment ZTA-2024-03/Animal Maintenance and also to include the findings and recommendations included in the staff report.

The motion was seconded by Chair Vogel.

Chair Vogel addressed one last comment regarding four key paragraphs:

- 1) Water Quality
- 2) Allowing animals to obstruct the reasonable and comfortable use of property in any neighborhood or community by chasing vehicles, molesting passersby, biting, barking, howling or making other noises
- 3) Permit unsanitary conditions to exist on the premises where such animal is kept which would cause odors, attract flies or vermin
- 4) Maintain a dangerous animal in a manner that creates a significant threat to public health, safety and welfare.

The motion passed by a vote of 4–0, with one abstention by Vice Chair Peek.

### **COMMISSIONERS' REPORT/COMMENTS**

Vice-Chair Peek announced she will not be in attendance for the June 25, 2025, meeting.

Planning Director Cathreen Richards announced she may be doing a sign workshop for the June Meeting.

## **DIRECTOR'S REPORT**

Ms. Richards also announced the next meeting will be on June 25, 2025, and she is not sure about a July 2025 meeting.

## **ADJOURNMENT**

Chair Vogel adjourned the meeting at 12:29 p.m.

Prepared by:  
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**AGENDA ITEM NO.:** 5 (Public Hearing and Action)

**PLANNING COMMISSION  
MEETING DATE:**

August 27, 2025

**SUBJECT:**

Staff will conduct a workshop regarding a proposed Environmental Justice Element to be added to the Inyo County General Plan (General Plan Amendment No. 2025-06/Inyo County – Draft Environmental Justice Element)

## **EXECUTIVE SUMMARY**

The Inyo County Planning Department has prepared a draft Environmental Justice (EJ) Element for inclusion in the County's General Plan in response to Senate Bill 1000 (SB 1000) and California Government Code §65302(h) and the direction of the California Department of Housing and Community Development (HCD). While Inyo County has no identified disadvantaged communities (DACs) under state criteria, staff has taken a proactive approach to incorporate existing environmental principles into a standalone element focused on environmental justice.

## **PROJECT INFORMATION**

**Supervisory District:** Countywide

**Recommended Actions:** Receive a presentation from staff, conduct a public workshop, and provide comments and suggestions.

**Project Planner:** Danielle Visuaño, Senior Planner



## **BACKGROUND**

Staff has prepared a draft Environmental Justice (EJ) Element for incorporation into the General Plan in accordance with Senate Bill 1000 (SB 1000) and California Government Code §65302(h). SB 1000 mandates that jurisdictions with identified disadvantaged communities (DACs) incorporate environmental justice policies into their general plans, either as a standalone element or integrated into other elements.

Although Inyo County does not contain any DACs as defined by CalEPA and verified using CalEnviroScreen mapping tools (see Section 10.1 of the EJ Element), the County has proactively developed this element to address equity, health, and environmental concerns for all communities. Furthermore, HCD required the completion of this EJ Element for certification of the County's Sixth Cycle Housing Element Update.

More importantly, the vast majority of the policies, goals, and implementation measures required by SB 1000 are already embedded within the County's existing General Plan. This EJ Element consolidates, references, and supplements those existing provisions, ensuring statutory compliance while enhancing clarity and public accessibility.

## **STAFF ANALYSIS**

### **Compliance with State Law**

California Government Code §65302(h) requires the following Environmental Justice components in a jurisdiction's General Plan if it contains one or more DACs.

1. Identification of Disadvantaged Communities
2. Policies to reduce exposure to pollution and improve air quality
3. Policies to promote public facilities
4. Policies to improve food access
5. Policies to promote safe and sanitary housing
6. Policies to promote physical activity
7. Policies to reduce unique or compounded health risks
8. Policies to promote civic engagement in public decision-making
9. Policies to prioritize improvements and programs

Although Inyo County does not contain any DACs as defined by the State, staff has addressed each of the required environmental justice topics in a comprehensive, standalone element. This approach was chosen instead of the alternative option of referencing scattered goals, policies,

and implementation measures throughout the General Plan, which would have required users to search through multiple sections to identify relevant provisions.

### **Summary of EJ Element Content**

The EJ Element consolidates and expands upon policies already present in the General Plan and organizes them within the EJ Element under the following major focus areas to comply with Government Code §65302(h).

#### **1. Air Quality (Section 10.2)**

Air quality issues are addressed throughout the Inyo County General Plan, which also includes cooperation with the Great Basin Unified Air Pollution Control District (GBUAPCD), the entity overseeing air quality enforcement in the region. The existing General Plan includes numerous provisions that regulate PM-10 emissions, control dust during construction, and monitor development impacts on regional air quality. The EJ Element's Air Quality section supplements this framework by introducing climate adaptation strategies that align with emerging state priorities. These include the incorporation of clean transportation methods—such as public transit and carshare programs—and requirements for climate-resilient building materials, including cool roof technologies. These additional strategies are designed to minimize emissions from new development and promote long-term regional sustainability.

#### **2. Food Access (Section 10.3)**

Inyo County's rural setting presents unique challenges for access to affordable, nutritious food, particularly in smaller and more remote communities. The General Plan already supports agricultural land preservation and the development of neighborhood-serving retail services. This Food Access section builds on this by recognizing the gaps in food availability and proposing zoning revisions to support the creation of community gardens and farmers markets. It also promotes policies that encourage the development of healthy food establishments, particularly in areas dominated by fast food or convenience store options. Additionally, this section emphasizes the importance of public education on nutrition, County support for mobile food vendors, and expanded transit options to improve access to grocery stores, particularly for seniors and low-income residents. These approaches provide an adaptive, equity-focused framework for improving food access without reliance on traditional DAC designations.

#### **3. Public Health (Section 10.4)**

The Public Health section acknowledges that a healthy population depends on more than access to healthcare; it depends on the quality of the physical and built environment. The existing General Plan already addresses core public health concerns through water quality policies, housing safety standards, emergency response planning, and transportation strategies. These policies are located in various elements in the General Plan, including the Safety Element, the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), and the Housing Element. This Public Health section incorporates these policies and further enhances them by defining key public health terms such as "health" and "health equity" and expanding policies to promote walkable communities, mixed-use development, and inclusive design for seniors and people with

disabilities. Together, these policies establish a comprehensive foundation for preventing environmental health risks and promoting long-term community well-being.

#### **4. Safe & Sanitary Housing (Section 10.5)**

The General Plan's Housing Element and Land Use Element already contain a broad range of policies aimed at improving housing conditions, increasing affordability, and ensuring safe living environments. These include policies to eliminate substandard housing, provide adequate sites for development, and encourage energy efficiency and code enforcement. The Safe & Sanitary Housing section of the EJ Element enhances this commitment by focusing on the unique needs of "Legacy Communities"—historically underserved, rural settlements that lack basic infrastructure or public services. The EJ Element commits the County to pursuing upgrades in these communities, including road repair, broadband expansion, and improvements to water and wastewater systems. This approach ensures that the needs of vulnerable communities are explicitly considered and addressed in both planning and implementation processes.

#### **5. Public Facilities (Section 10.6)**

Access to reliable and equitable public facilities is a key driver of environmental justice and quality of life. The General Plan addresses this comprehensively, with policies on schools, parks, utilities, public safety, and transportation infrastructure. These provisions are reflected in the General Plan Land Use, Circulation and Safety Elements. The Public Facilities section of the EJ Element reiterates these commitments and adds new policies to support the development of on-site renewable energy systems, promote participation in broadband infrastructure initiatives (such as the Digital 395 project), and encourage the integration of climate resilience into public facility planning. Special attention is also given to hazard avoidance, ensuring that vulnerable populations are not placed in harm's way. These efforts reinforce the County's goal of providing inclusive and adaptive public services for all communities.

#### **6. Recreation (Section 10.7)**

Physical activity is essential to public health, and access to recreational resources is a central environmental justice concern. The General Plan includes provisions that support open space preservation, access to public lands, scenic highway protection, and the development of trails and active transportation networks. These policies promote walkability, reduce dependence on vehicle use, and encourage interaction with the natural environment. The EJ Element's Recreation section expands on these efforts by introducing strategies for enhancing scenic view corridors and encouraging aesthetically compatible development along scenic routes. These policies support physical activity as a public health goal and reinforce the County's identity as a place of natural beauty and outdoor opportunity.

#### **7. Civic Engagement (Section 10.8)**

Public participation is a long-standing cornerstone of Inyo County's planning framework. The General Plan incorporates numerous policies requiring public input through workshops, advisory committees, and partnerships with tribal governments, local organizations, and regional stakeholders. Policies GOV-2.1 and GOV-2.2 emphasize collaborative planning, while the Housing Element includes several programs to engage property owners, renters, developers, and

underserved groups. The EJ Element's Civic Engagement section supports ongoing outreach through other General Plan processes and commits the County to transparency, inclusiveness, and community-driven planning. In this regard, the EJ Element does not create a new participation process but strengthens and affirms the processes already currently existing and the role of the public in shaping local planning outcomes.

Inyo County has a strong history of incorporating public input into its long-range planning efforts. The public participation component has been, and continues to be, met through a variety of established planning processes. As an example, the County has engaged the public during the development of key documents, including the Multi-Jurisdictional Hazard Mitigation Plan, the Housing Element Update, the County Wildfire Protection Plan and Community Wildfire Protection Plans, the Renewable Energy General Plan Amendment, and the Residential Infill Project. These projects have relied on workshops, surveys, public meetings, interagency coordination, and stakeholder engagement to ensure community needs are reflected in County policies.

This Environmental Justice Element Workshop serves as the current public outreach effort specifically designed to support the EJ Element. It provides an opportunity for residents, stakeholders, and community members to learn about the purpose of the element, ask questions, and offer comments on its content, structure, and implementation.

With the establishment of a standalone Environmental Justice Element, the County's commitment to equity and inclusive participation will become more visible, and future engagement efforts will be further aligned with the EJ Element's goals for civic involvement, community representation, and transparency in decision-making.

## **8. Prioritizing Improvements & Programs (Section 10.9)**

While Inyo County lacks formally identified DACs, the General Plan already includes numerous mechanisms for prioritizing resources, projects, and services in areas of need. These include fire protection planning, flood mitigation, transportation planning, and infrastructure maintenance policies. This section emphasizes the importance of directing improvements toward vulnerable communities and high-risk areas, especially those prone to environmental hazards or lacking basic public services. In doing so, it uses environmental justice principles through clear, implementable policies that reflect existing County values and intent.

## **NEXT STEPS**

Planning staff is looking to the Commission for any comments and recommendations before bringing a similar presentation to the Board of Supervisors in September/October 2025. Staff will look to the Board to provide direction for actual regulation and policy development. A revised draft EJ Element will then be brought back to the Planning Commission for further review in the Fall/Winter of 2025 and potentially a recommendation for adoption by the Board of Supervisors by the end of December 2025.

## **ATTACHMENT**

- Draft Environmental Justice Element (August 2025)



## 10.0 ENVIRONMENTAL JUSTICE

The concept of Environmental Justice originally focused on environmental contamination and degradation. Over time the objectives and goals of Environmental Justice expanded to include such topics as physical activity, food access and public participation in the governmental decision-making process in order to create and sustain a healthy living environment for everyone. Under this expansion California has adopted several laws and programs to promote Environmental Justice and its implementation. Under California Government Code §65040.12(e) Environmental Justice is defined as:

“the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”

Subsequently, lawmakers passed Senate Bill (SB) 1000 in 2016 in order to integrate Environmental Justice concepts and objectives into the planning process and making it mandatory to address and apply them to disadvantaged communities. SB 1000 was further codified in California Government Code §65302(h).

Under the California Government Code, Inyo County is required to incorporate an Environmental Justice Element to the General Plan addressing impacts to identified disadvantaged communities. This element is meant to advance equity and the protection of human health for everyone.

In review of the communities in Inyo County it has been determined there are no identified disadvantaged communities as discussed in section 10.1 Disadvantaged Communities.

However, Inyo County has independently addressed required and related topics to the Environmental Justice Element. Subsequent to Inyo County's initiative, the Department of Housing and Community Development required Inyo County to provide an Environmental Justice Element in order for the sixth cycle of the Housing Element Update to be certified. The below table details the required government code sections, descriptions and reference to the Environmental Justice Element sections where the requirements are addressed.



**Table 10.0 – Government Requirements and Environmental Justice Element Reference**

Issues Requiring Analysis	Gov. Code Section	Reference in Environmental Justice Element
Identify disadvantaged communities within the area covered by the general plan.	Section 65302(h)(1)	Section 10.1 Disadvantaged Communities
Identify objectives and policies to reduce exposure to pollution including improving air quality in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.2 Air Quality Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing Section 10.6 Public Facilities Section 10.7 Recreation
Identify objectives and policies to promote public facilities in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.4 Public Facilities
Identify objectives and policies to promote food access in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.3 Food Access Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing
Identify objectives and policies to promote safe and sanitary homes in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.2 Air Quality Section 10.3 Food Access Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing Section 10.6 Public Facilities Section 10.7 Recreation Section 10.8 Civic Engagement Section 10.9 Prioritizing Improvements & Programs
Identify objectives and policies to promote physical activity in disadvantaged communities.	Section 65302(h)(1)(A)	Section 10.7 Recreation Section 10.3 Food Access Section 10.4 Public Health Section 10.5 Safe & Sanitary Housing
Identify objectives and policies to reduce any unique or compounded health risks in disadvantaged communities not otherwise addressed above.	Section 65302(h)(1)(A)	Section 10.2 Air Quality EJ-AQ Section 10.3 Food Access EJ-FA Section 10.4 Public Health EJ-PH Section 10.5 Safe & Sanitary Housing EJ-SSH Section 10.6 Public Facilities EJ-PF Section 10.7 Recreation EJ-REC Section 10.9 Civic Engagement EJ-CE
Identify objectives and policies to promote civic engagement in the public decision-making process in disadvantaged communities.	Section 65302(h)(1)(B)	Section 10.8 Civic Engagement
Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	Section 65302(h)(1)(C)	Section 10.9 Prioritizing Improvements & Programs



This Environmental Justice Element presents goals, policies and implementation for several Environmental Justice topics. Many of these topics are incorporated into other sections of the General Plan and will be referenced throughout this element. The topics Inyo County is addressing, although there are no disadvantaged communities in the County, are:

- EJ-AQ Air Quality (Section 10.2)
- EJ-FA Food Access (Section 10.3)
- EJ-PH Public Health (Section 10.4)
- EJ-SSH Safe & Sanitary Housing (Section 10.5)
- EJ-PF Public Facilities (Section 10.6)
- EJ-REC Recreation (Section 10.7)
- EJ-CE Civic Engagement (10.8)
- Prioritizing Improvements & Programs (Section 10.9)

These sections will include integrated goals, new goals, and associated policies and implementations as identified as required in the General Plan Guidelines, Chapter 4.8: Environmental Justice Element provided by the Governor's Office of Planning and Research.<sup>1</sup> They will also cover the statute requirements as detailed in the Chapter 4.8 statutory requirements table<sup>2</sup> and referenced above.

**All General Plan *ELEMENTS* incorporated by reference into the Environmental Justice Element include the associated goals, policies and implementations including all updates.**

**All General Plan *GOALS* that are incorporated by reference into the Environmental Justice Element include the associated General Plan goals, policies and implementations including all updates.**

**All General Plan *POLICIES* incorporated by reference into the Environmental Justice Element include the associated General Plan implementations including all updates.**

**Any *OTHER PLANS* incorporated by reference into the Environmental Justice Element include the associated Plan's goals, policies and implementations including all updates.**

<sup>1</sup> 2020 Update: Chapter 4, Section 8: Environmental Justice Element, Governor's Office of Planning and Research, [https://opr.ca.gov/docs/20200706-GPG\\_Chapter\\_4\\_EJ.pdf](https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf).

<sup>2</sup> 2020 Update: Chapter 4, Section 8: Environmental Justice Element, Governor's Office of Planning and Research, [https://opr.ca.gov/docs/20200706-GPG\\_Chapter\\_4\\_EJ.pdf](https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf), p. 15.





## 10.1 DISADVANTAGED COMMUNITIES

A disadvantaged community is defined in the California Government Code §65302 (h)(1) as:

“an area identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

To determine the location of disadvantaged communities the use of CalEnviroScreen and its pollution burden data layers is an effective identification mapping tool. CalEnviroScreen was developed by California Environmental Protection (CalEPA). CalEPA developed this CalEnviroScreen to identify communities more sensitive to pollution and are disproportionately burdened by pollution. CalEnviroScreen takes an approximate area's pollution burden and overlays this over the communities of the area to determine disadvantaged communities. To track population characteristics and vulnerabilities, along with area pollution burdens, CalEnviroScreen utilizes 21 indicators.<sup>3</sup> This overlay information and population characteristics designate the top 25 percent of the highest scoring tracts in CalEnviroScreen as disadvantaged communities.

Although the General Plan identifies “Legacy Communities” (See General Plan Section 4.2 Land Use Policy LU-1.20), in viewing Inyo County in CalEnviroScreen and taking into consideration CalEPA's identification of disadvantaged communities, it is demonstrated Inyo County has no disadvantaged communities as show in EJ - Diagram 1.

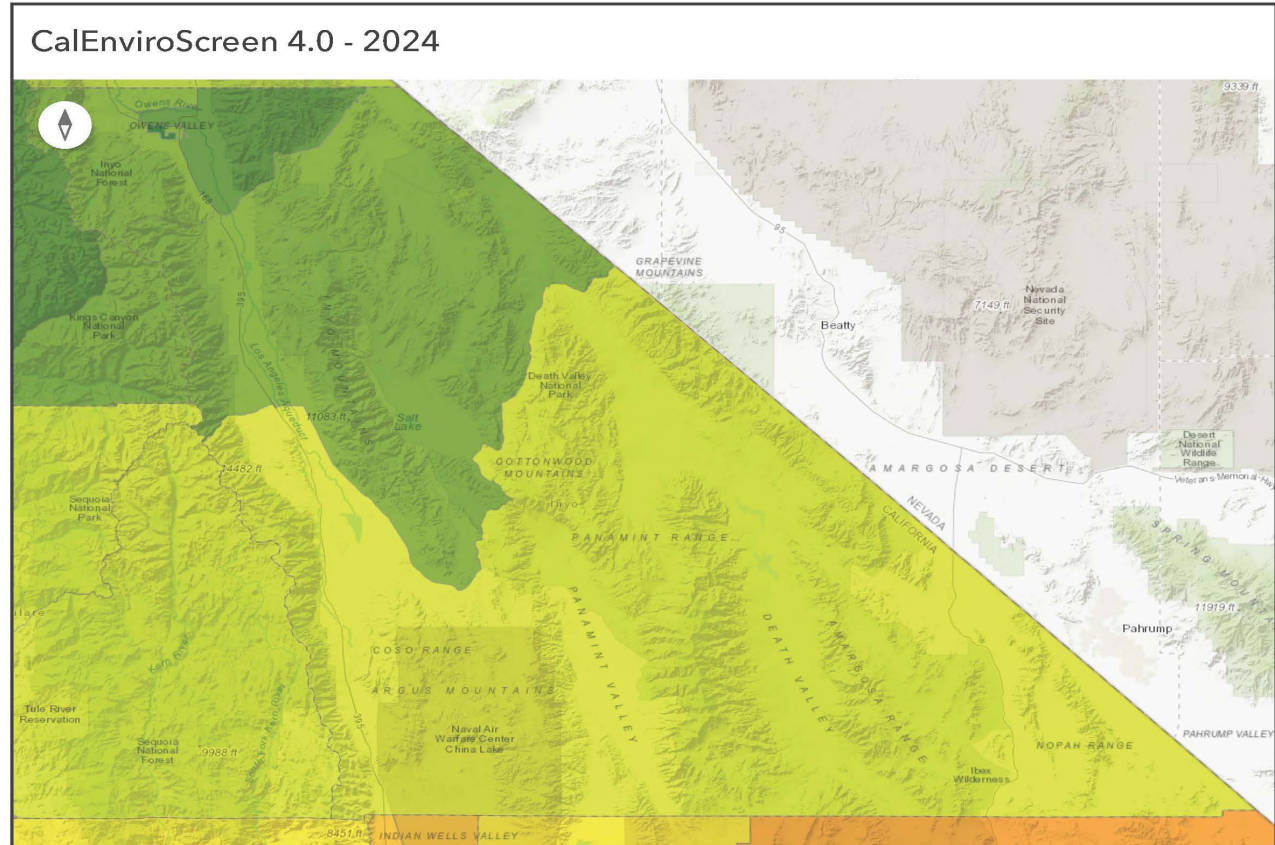
However, as discussed above and is detailed below, Inyo County has taken steps to address the Environmental Justice topics although there are no identified disadvantaged communities in the county. In doing so, Inyo County is being proactive in addressing these issues to prevent pollution impacts on any community.

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<sup>3</sup>See <https://oehha.ca.gov/calenviroscreen/indicators>



## EJ – Diagram 1 – CalEnviroScreen



Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS

### Overall Percentile

CalEnviroScreen 4.0 Results



### CalEnviroScreen 4.0 High Pollution, Low Population





## 10.2 AIR QUALITY

Inyo County has coordinated with plans of the Great Basin Unified Air Pollution Control District (GBUAPCD) in an effort to address air quality and protect people and the environment. GBUAPCD is a regional government agency enforcing federal, state and local air quality and is responsible for developing air quality plans, monitoring air quality, and reporting air quality data for the Great Basin air basin. The GBUAPCD works with other regional and local governments to reduce air pollutant emissions through regulation of the various sources.

### 10.2.1 Incorporated Goals & Policies

The General Plan has previously addressed air quality in various sections.

In Section 9.2 of the General Plan, air quality is directly referenced through policy and associated implementation provisions previously adopted, which are as follows:

Goals and/or Policies	Title or Reference
Policy AQ-1.1	Regulations to Reduce PM-10
Policy AQ-1.2	Attainment Programs
Policy AQ-1.3	Dust Suppression During Construction
Policy AQ-1.4	Energy Conservation
Policy AQ-1.5	Monitor Regional Development

Section 3.2 of the General Plan, Government, air quality is addressed in previously adopted policy as:

Goals and/or Policies	Title or Reference
Policy Gov-9.1(a)	Mineral Resources Policies



Section 4.2, Land Use, climate change impacts and industrial pollution are addressed in the following previously adopted policies and associated implementations:

Goals and/or Policies	Title or Reference
Policy LU-1.17	Impacts of New Development on Infrastructure Improvements, Public Facilities, and Services
Policy LU-4.1	Light Industrial Designation (LI)
Policy LU-4.2	General Industrial Designation (GI)
Policy LU-4.4	Pollution Standards

Section 8.4, Mineral & Energy Resources, air quality is addressed in previous adopted policies and associated implementations as follows:

Goals and/or Policies	Title or Reference
Policy MER-1.1	Resource Extraction and the Environment
Policy MER-1.3	SMARA Compliance

The Housing Element of the General Plan addresses air quality through a possible carshare program and the establishment of accessory commercial units and the prospect of allowing light commercial uses in residential zones.

Goals and/or Policies	Title or Reference
Housing Element Program 2.1.7	Regional housing working group, transportation and carshare
Housing Element Program 7.3	Carshare and accessory commercial units

Additionally, Inyo County addresses air pollution in various areas throughout the Multi-Jurisdictional Hazard Mitigation Plan adopted December 12, 2017 as Section 9.8 of the General Plan.

To supplement the above policies and associated implementations of the General Plan, Inyo County continues its on-going efforts to address air pollution with the addition of the following policies and implementations in accordance with Government Code §65302(h)(1)(A).<sup>4</sup>

<sup>4</sup> See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



## 10.2.2 Definition

**Climate Adaption.** Adjustment or preparation of natural or human systems to new or changing environment that moderates harm or exploits beneficial opportunities.

## 10.2.3 Goals & Policies

### **Policy RH-1.6 Minimize Environmental Impacts (Revised 2025)**

Insure that all transportation project minimize adverse effects on the environment of the County, to include the evaluation of impacts from emissions and the reduction of emissions through efficient design and the incorporation of innovative transit solutions such as public transit, alternative transit, carshare programs, multi-modal transit and other such options.

### **Policy WF-1.4 Public Education/Notification of Increased Risks (Revised 2025)**

Educate the public about the increased hazards of wildfires due to changing climactic conditions, highlighting strategies such as fuel modification and fire breaks, which decrease the potential for wildfires to occur and in turn reducing air pollution.

### **Policy EJ-AQ-1.1 Increased Emissions and Climate Change Adaption**

Implement climate change adaptation strategies to include tracking, evaluating, and addressing the impacts from emissions resulting from new development proposals.

### **Policy EJ-AQ-1.2 Address Climate Change Impacts in New Developments**

Impacts of climate change resulting from the actions of humans responding to increased temperatures, shall be addressed through such issues as the design and material choices made for new development, including the use of “cool” roof and pavement materials, solar renewable energy systems and efficiency components.



## 10.3 FOOD ACCESS

Access to nutritional, healthy and fresh food is key to maintaining a healthy lifestyle. Under California Government Code §65302(h)(1)(A), the General Plan must promote food access in dealing with disadvantaged communities.<sup>5</sup> Keeping a healthy lifestyle through consuming nutritious food can prevent conditions such as obesity, high blood pressure and diabetes among others. However, simply creating access to healthy foods does not alone prevent or reduce adverse health conditions. The concept of having access to healthy foods needs to take into consideration affordability, availability, education, utilization and other means to improve access to healthy foods.

Having such a broad concept of access to healthy foods takes on different objectives in different areas. Inyo County is a large county with small communities, some with little to no access to public transportation, little availability of close access to grocery stores or land to develop farms or gardens. The location of Inyo County in the Eastern Sierra, a very rural area, is a great distance from larger communities such as Las Vegas, Reno/Carson City and Pahrump, NV and Ridgecrest, CA (in Kern County California south of Inyo County). These cities provide the availability to a large selection of healthy, nutritious and affordable food purchase options in box stores such as Walmart Supercenter and Costco. These cities also provide supermarkets such as Smith's, Safeway and Albertsons.

The large selection shopping options are hours away from Inyo County's bigger communities OF Bishop, Big Pine and Lone Pine. The largest option for food access availability is in Bishop in the far north of the county. Bishop grocery shopping options consist of one large supermarket, Vons, two smaller supermarkets, Smart & Final and Grocery Outlet and a few smaller community markets. These shopping options are not nearly the capacity of the larger box stores, though Vons would be considered the largest supermarket in Inyo County. There are smaller markets in the Bishop, Big Pine and Lone Pine areas, but the other smaller communities have much less to no options for access to fresh healthy food, which tends to be overpriced when available. An additional impact to access to food is that a majority of food and produce is trucked in from various locations and provides unreliable options, increased cost and reduced freshness.

### 10.3.1 Incorporated Goals & Policies

The Inyo County General Plan has previously addressed food access when creating adopted policies and implementations as follows:

Goals and/or Policies	Title or Reference
Policy LU-3.8	New Retail Development
Policy LU-5.3	Agriculture Designation (A)
Policies PT-1.1 through PT-1.7	Public Transportation
GOAL AG-1	Agricultural Resources

<sup>5</sup> See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



Housing Element Program 2.1.7	Regional housing working group, transportation and carshare
Housing Element Program 7.3	Carshare and accessory commercial units

An aim for Inyo County is to support local fresh food availability in high density communities with use of community gardens and farmers markets to improve access to fresh food and alleviate the transportation burden for some of the communities. Another aim is to review the zoning code to allow for the establishment of community gardens where land is limited. Additionally, farmers markets could be addressed through zoning to allow for these markets to be a more common theme throughout the county.

### 10.3.2 Goals & Policies

<b>GOAL EJ-FA-1</b>	Promote access to food that is nutritious and affordable in high density areas and promote healthy eating habits.
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#### **Policy LU-3.7 Support of Local Retail Services (Revised 2025)**

The County shall support the preservation of local retail establishments in smaller communities to provide local access to goods and services.

#### **Policy EJ-FA-1.1 Community Gardens**

Encourage the development of convenient and accessible community gardens and/or other sources of healthy food in appropriate zones where feasible.

#### **Policy EJ-FA-1.2 Farmers Markets**

Prioritize and encourage the establishment and operation of farmers markets, farm stands, traditional food markets and vendors, and mobile or delivery markets in appropriate zones where feasible.

#### **Policy EJ-FA-1.3 Healthy Food Establishments**

Promote the development of healthy food establishments in areas of high concentration of fast food establishments and convenience stores.

#### **Policy EJ-FA-1.4 Nutritional Education**

Promote healthy and nutritional food intake through messages about good food habits and choices.

#### **Policy EJ-FA-1.5 Food Access at Public Events**

At County sponsored events promote and prioritize establishments to provide healthy, fresh food including fresh produce options.

#### **Policy EJ-FA-1.6 Transportation to Accessible Food**

Encourage the continued use for public transportation in ride share through Eastern Sierra Transportation Authority and promote the establishment of other services to include outlying communities, seniors and individuals with other transportation limitations.



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**Policy EJ-FA-1.7 Water for Agriculture**

Support responsible and sustainable water use and conservation for use in diversified agriculture.

**Policy EJ-FA-1.8 Cooperation for Food Access and Recovery**

The County shall cooperate with local stakeholders and food networks to decrease the barriers to the food network and develop policy solutions to address food insecurity and building resilience in food network to increase consistent, readily available access to food for all County residents.

DRAFT AUGUST 2025





**Table 10-3. Food Access Implementation Measures**

			TIMEFRAME	
Implementation Measure	Implementing Policy	Responsibility	2024-2029	On-going
Agricultural Resources 1.0 Revised	Work with the NRCS and the California Department of Conservation to complete studies needed to identify Prime Farmland and Farmland of Statewide Importance.	AG-1.1 AG-1.3  Agricultural Commissioner  Farm Advisor/UC Cooperative Extension  NRCS		■
Agricultural Resources 2.0 Revised	The County may develop a program to identify Farmland of Local Importance and may maintain a diagram showing the location of these lands. Primary locations for these lands are in the Owens Valley and Sandy Valley areas.	AG-1.1 AG-1.3  Agricultural Commissioner  Farm Advisor/UC Cooperative Extension		■
Agricultural Resources 3.0 Revised	The County shall ensure that large land areas (40 acres minimum) that are identified as Prime Farmland, Farmland of Statewide Importance, or Farmland of Local Importance are maintained for agricultural operations. The County may establish and promote a Williamson Act program for protection of these important agricultural lands.	AG-1.1 AG-1.2 AG-1.3 AG-1.4  Agricultural Commissioner  Planning		■
Agricultural Resources 4.0 Revised	New development proposals adjacent to agricultural operations shall be reviewed and mitigated to ensure they do not significantly impact agricultural operations or lead to nuisance complaints from new residents.	AG-1.4  Planning  Farm Advisor/UC Cooperative Extension		■



Agricultural Resources 5.0 Revised	The County shall work with local universities and technical schools to encourage the provision of educational programs in agriculture.	AG-1.5	Future Farmers of America 4-H Farm Advisor/UC Cooperative Extension	■
Agricultural Resources 6.1 Revised	Work with LADWP to expand agricultural opportunities as appropriate in areas identified as Prime Farmland or Farmland of Statewide Importance through Implementation Measure 1.0	AG-1.7	Planning Agricultural Commissioner	■
Agricultural Resources 7.0 Revised	The County shall continue to support sustainable agriculture through programs offered by the Agriculture Commissioner's Office	AG-1.8	Agricultural Commissioner Farm Advisor/UC Cooperative Extension	■
EJ-FA 1.0	Evaluate new applications for emphasizing the establishment of community garden(s) and/or farmer's markets.	EJ-FA-1.1 EJ-FA-1.2 EJ-FA-1.3 EJ-FA-1.7	Planning	■
EJ-FA 2.0	Support appropriate efforts to combined food access with other social, cultural and environmental goals including transportation.	EJ-FA-1.2 EJ-FA-1.3 EJ-FA-1.5 EJ-FA-1.6	Planning Public Works Environmental Health Health and Human Services	■
EJ-FA 3.0	Coordinate with the public and other relevant departments and agencies for promotion and education of healthy nutrition.	EJ-FA-1.4 EJ-FA-1.5	Planning Health and Human Services	■



EJ-FA 4.0	The County shall support responsible and sustainable sources of water use and conservation for a diversity of agricultural uses.	EJ-FA-1.7	Planning  Water Department  Environmental Health	■
EJ-FA 5.0	Fast track County review of applications for healthy food establishments and/or expansion for new healthy food establishments.	EJ-FA-1.3	Planning	■
EJ-FA 6.0	Promote increased access to farmer's markets, traditional food markets and vendors, and mobile or deliver markets.	EJ-FA-1.2 EJ-FA-1.5 EJ-FA-1.6	Planning Environmental Health Local Growers UC Cooperative Extension	■
EJ-FA 7.0	The County shall develop a list of potential stakeholder contacts to include administering departments and agencies for initiating outreach. After initial outreach the County shall conduct periodic updates to contact lists and conduct periodic outreach efforts as needed to ensure education and awareness programs remain current with changing state and local nutrition guidelines and disease prevention.	EJ-FA-1.8	Health and Human Services  Planning Environmental Health	■



## 10.4 PUBLIC HEALTH

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to reduce any unique or compounded health risks in dealing with disadvantaged communities.<sup>6</sup> One of the key options to a healthy life is a healthy lifestyle. A healthy lifestyle is all encompassing when it comes to good health and focuses on a healthy environment and health equity when it comes to planning. A healthy environment and health equity includes, but not limited to: having clean air; clean water; healthy food; healthcare; healthy and safe housing; safety from harmful impacts and available means and equal opportunity to live a healthy lifestyle. Without a healthy environment people may be exposed to harmful effects that can lead to negative health impacts. Such harmful impacts may lead to creating or compounding poor health.

### 10.4.1 Incorporated Goals & Policies

Providing for the basics of a healthy environment allows individuals and families to provide a foundation on which to have a healthy lifestyle. The basics include, but are not limited to: preventing pollution; adapting to climate change; providing affordable and safe housing; adequate transportation; recreation; education; clean water; and healthy food. These basics are incorporated within this Environmental Justice Element and the General Plan Housing Element as follows:

Goals and/or Policies	Title or Reference
Section 10.2	Air Quality
Section 10.3	Food Access
Section 10.5	Safe & Sanitary Housing
Section 10.6	Public Facilities
Section 10.7	Recreation
Section 10.8	Civic Engagement
Section 10.9	Prioritizing Improvements & Programs
Housing Element Program 2.1.7	Regional housing working group, transportation and carshare
Housing Element Program 7.3	Carshare and accessory commercial units

The concepts and objectives to providing the basics for public health have also been incorporated into the Inyo County General Plan and the Multi-Jurisdictional Hazard Mitigation Plan. A short discussion and a reference are provided to the requisite topics of the General Plan below.

<sup>6</sup> See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



Having clean, available water is an important element to life and maintaining a healthy lifestyle. The provision of water also requires maintaining a water supply free from contamination for it to be utilized by the public. Water contamination can contribute to or elevate serious health conditions. The General Plan incorporates water planning through supply management, control and pollution prevention in the following previously adopted policies and associated implementations.

Goals and/or Policies	Title or Reference
GOAL GOV-5	Protection and development of water resources
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
GOAL PSU-3	To ensure that there will be a safe and reliable water supply sufficient to meet the future needs of the County
GOAL S-2	Recognize development limitations of soil types in review and approval of future development projects to protect public health and safety.
GOAL WR-1	Water Resources
Policy WR-3.2	Sustainable Groundwater Withdrawal
GOAL WR-4	Ensure the protection of water resources and human health related to potential contamination from development at the proposed Yucca Mountain Waste Nuclear Repository and past, present, and future activities at the Nevada Test Site
Section 8.9	Recreation
Element 9.1	Safety

Consideration for public health and fire protection policy provisions and implementations has also been adopted in the General Plan as follows:



Goals and/or Policies	Title or Reference
GOAL PSU-8	To protect the residents of and visitors to Inyo County from injury and loss of life and to protect property from fire
CWPP as updated for Inyo County and local communities	Community Wildfire Protection Plan

Additionally, Inyo County's adopted Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Section 9.8 of the General Plan provides for planning in the event of a future hazardous event that has the potential to severely harm human health and safety.<sup>7</sup> The plan covers:

Goals and/or Policies	Title or Reference
Chapter 2	Community Profile
Chapter 3	Hazard Assessment
Chapter 4	Risk Assessment
Chapter 5	Mitigation Actions

The MJHMP provides for the prioritization of hazardous events that include avalanche, dam or aqueduct failure, disease/pest management, drought, flood, geologic hazards, hazardous materials, seismic hazards, severe weather and wildfire. Each hazard provides a description, impact, location and extent, hazardous history, risk of future events and climate change considerations.

The Environmental Justice Element further addresses public health by providing the below policies, implementations and definitions.

#### 10.4.2 New Definitions

**Health.** A complete state of physical, mental and social well-being, and not merely the absence of disease.

**Health Equity.** Means every person, regardless of who they are – the color of their skin, their level of education, their gender or sexual identity, whether or not they have a disability, the job they have, or the neighborhood they live in – has an equal opportunity to achieve optimal health.

<sup>7</sup> Inyo County and City of Bishop, Multi-Jurisdictional Hazard Mitigation Plan, FEMA approved and adopted by the Board of Supervisors, December 2017, pg.1., and as may be updated.



### 10.4.3 Goals & Policies

#### **Policy PSU-3.1 Efficient Water Use (Revised 2025)**

The County shall promote efficient water use and reduced water demand by:

- Requiring water-conserving design and equipment in new construction, including County facilities;
- Encouraging water-conserving landscaping and other conservation measures such as the conversion of turf lawns to drought-tolerant plantings, including at County facilities;
- Encouraging the retrofitting of existing development with water-conserving devices, including County facilities;
- Providing public education programs;
- Distributing outdoor lawn watering guidelines;
- Promoting water audit and leak detection programs;
- Enforcing water conservation programs; and
- Implementing the requirements of the model water efficiency landscape ordinance.

#### **Policy NOI-1.3 Limit Increases in Noise Levels from Stationary Sources (Revised 2025)**

Require new development not increase the ambient exterior noise level (measured at the property line) above established County noise standards (as shown in Table 9-9), unless mitigation measures are included to mitigate impacts.

#### **Policy EJ-PH-1.1 Incorporate Healthy Land Use Patterns**

The County shall encourage patterns of development that promote healthy lifestyle choices, including development that promotes walkability to goods and services and provision of open space/recreation resource opportunities for residents.

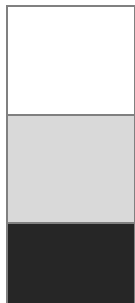
#### **Policy EJ-PH-1.2 Consider Seniors and Other Special Needs Population**

The County shall encourage development and design which takes into consideration of the populations such as seniors, large families, children/youth, the disabled and the economically disadvantaged.



**Table 9-9 Maximum Recommended Ambient Noise Exposure by Land Use County Noise Guidelines (Revised 2023)**

Land Use Type	Noise Level (Ldn)						
	0-55	56-60	61-65	66-70	71-75	76-80	>81
Residential							
Hotel, Motels							
Schools, Libraries, Churches, Hospitals, Extended Care Facilities							
Auditoriums, Concert Halls, Amphitheaters							
Sport Arenas, Outdoor Spectator Sport							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Mining, Industrial, Manufacturing, Utilities, Agriculture							



**Normally Acceptable.** Specified land use is satisfactory, based on the assumption that any buildings involved are of normal, conventional construction, without any special noise insulation requirements.

**Conditionally Acceptable.** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed insulation features have been included in the design.

**Unacceptable.** New construction or development should not be undertaken.





**Table 10-4. Public Health Implementation Measures**

			TIMEFRAME	
Implementation Measure	Implementing Policy	Responsibility	2022-2025	On-going
Public Services & Utilities 2.0 Revised	PSU-3.1	Planning Public Works		■



## 10.5 SAFE & SANITARY HOUSING

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to promote safe and sanitary homes in disadvantaged communities.<sup>8</sup> The condition of a house has a direct impact to those who live in the home. Having a safe and sanitary home also impacts the surrounding areas. A safe and sanitary home provides security for the occupant(s) which is a broad focus incorporating being free from health and safety hazards within the home and the community, allows one to live without financial burden relieving stress and provides access to healthy living options. The concepts are incorporated in various aspects throughout the Inyo County General Plan but will be highlighted here under Housing Quality, Affordable Housing and Housing sections followed by new policies.

### 10.5.1 Incorporated Goals & Policies

#### A. Housing Quality

The availability of quality housing stock is important to having the option to pursue a healthy lifestyle. Substandard housing stock that is older and is of reduced quality, have not been maintained or updated can lead to pest infestation, water intrusion, mold, poor insulation, asbestos and lead-based paint illness to name a few. These types of substandard housing stock problems can create or impact existing negative health issues, as opposed to newer homes built under specific standards and regulations to prevent negative health impacts. Low-income and minority residents are disproportionately affected by the negative health impacts and other hazards in substandard homes due to lower incomes that reduces housing options and ability to provide home updates and maintenance.

The following are adopted policies and implementations in the Housing Element that include housing rehabilitation funding and code enforcement, energy efficiency, and monitoring adequate sites 2021-2021. This is followed by other General Plan adopted policies and implementations.

Goals and/or Policies	Title or Reference
Housing Element Goal 1.0	Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County
Housing Element Goal 2.0	Provide adequate sites for residential development
Element 4.2	Land Use
Element 4.3	Public Service & Utilities
Section 8.5	Water Resources
Policy EE-1.4	Homeowner incentive programs
Policy EE-1.5	Homeowner recognition programs

<sup>8</sup> See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



Element 9.1	Safety
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## **B. Affordable Housing**

Having a healthy lifestyle is more than rehabilitating substandard housing, it also includes the ability to afford adequate housing. Adequate housing promotes a stable, stress free, healthy environment. Adequate housing allows residents to balance opportunities one would use to pursue a healthy lifestyle which may include access to food, education, employment and recreation while also taking into consideration such things as transportation.

Low and fixed income communities are limited in options due to their reduced financial abilities to obtain affordable housing, and providing housing maintenance and rehabilitation. This can lead to displacement from options for education, work, transportation, and can further lead to overcrowding in low income areas. Overcrowding invites opportunity for unsafe living conditions and increased health risks. Additionally, having limited to no income can lead to homelessness and displacement of individuals and families and also affects the ability to acquire healthy food, services, health care, transportation and other basic necessities.

The following are adopted policies and implementations in the Housing Element that include housing rehabilitation funding and code enforcement, energy efficiency, monitoring adequate sites 2021-2022, variety of housing, high density housing, manufactured and mobile homes, financial assistance for housing, self-help, purchase assistance programs, compliance with new State Regulations, expedited permit process and project review, and infrastructure. This is followed by other General Plan adopted policies and implementations.

Goals and/or Policies	Title or Reference
Housing Element Goal 1.0	Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County
Housing Element Goal 2.0	Provide adequate sites for residential development
Housing Element Goal 3.0	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Inyo County residents
Housing Element Goal 4.0	Provide increased opportunity for homeownership
Housing Element Goal 5.0	Remove governmental constraints on housing development
Policy ED-4.6	Compensation to Local Communities



Policy ED-4.7	Provide Transient Housing
Element 4.3	Public Service & Utilities
Section 7.2	Roads & Highways
Section 7.4	Public Transportation
Section 7.5	Bicycles & Trails
Section 7.9	Other Circulation Topics
GOAL S-2	Recognize development limitations of soil types in review and approval of future development projects to protect public health and safety.
Section 8.5	Water Resources
Section 8.9	Recreation
Policy EE-1.4	Homeowner incentive programs
Policy EE-1.5	Homeowner recognition programs

### **C. Housing Location**

Having the right location of housing can allow residents to engage with their community through work, school, recreation and transportation. Having the options to interact with a surrounding community allows for the development of healthy community amenities through input and contribution from the residents. A community with adequate amenities gives a local public the ability to lower vehicle miles traveled through increased options for transportation, access to grocery stores with fresh, affordable food and produce, and access to health services among other amenities.

Residents with limited to no income or who experience discrimination or have a lack of equal opportunity have difficulty acquiring adequate housing. With substandard housing that are of poor quality and not having the ability to provide maintenance and rehabilitation leads to concentrations of low to no income residents, overcrowding and increased health risks. These areas of concentration isolate residents from options for a stable, less stressful and healthy living environment with adequate amenities.

The following are adopted policies and implementations in the Housing Element that include housing rehabilitation funding and code enforcement, energy efficiency, monitoring adequate sites 2021-2022, variety of housing, high density housing, manufactured and mobile homes, financial assistance for housing, self-help, purchase assistance programs, compliance with new State Regulations, expedited permit process and project review, infrastructure, equal opportunity, residential care facilities, reasonable accommodation, and affirmatively furthering fair housing. This is followed by other General Plan adopted policies and implementations.



Goals and/or Policies	Title or Reference
Housing Element Goal 1.0	Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County
Housing Element Goal 2.0	Provide adequate sites for residential development
Housing Element Goal 3.0	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Inyo County residents
Housing Element Goal 4.0	Provide increased opportunity for homeownership
Housing Element Goal 5.0	Remove governmental constraints on housing development
Housing Element Goal 6.0	Promote equal opportunity for all residents to reside in housing of their choice
Housing Element Goal 7.0	Affirmatively furthering fair housing
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
Element 4.3	Public Service & Utilities
Section 7.2	Roads & Highways
Section 7.4	Public Transportation
Section 7.5	Bicycles & Trails
Section 7.9	Other Circulation Topics
Section 8.5	Water Resources
Section 8.9	Recreation
Element 9.1	Safety
Policy EE-1.4	Homeowner incentive programs
Policy EE-1.5	Homeowner recognition programs
Section 10.2	Air Quality
Section 10.3	Food Access

Inyo County expands on the above incorporated policies and implementation to provide additional policies and implementations to the Safe & Sanitary Housing section of this Environmental Justice Element.



## 10.5.2 Goals & Policies

### **Policy BT-1.2 Bikeway and Trail System in the Region (Revised 2025)**

Plan for and provide a continuous and easily accessible bikeway and trail system within the region. Plans shall be based on the bicycle system shown in the Inyo County Collaborative Bikeways Plan.

### **Policy EJ-SSH-1.1 Protect County Roads**

The County shall protect existing County roads from impacts from new development by requiring such new development to either subsidize their impacts or contract for repair/reconstruction of impacts.

### **Policy EJ-SSH-1.2 Access to Public Lands**

The County shall take every opportunity to safeguard existing, and promote additional, access to public lands.

### **Policy EJ-SSH-1.3 “Legacy Communities” – Disadvantaged Unincorporated Communities (Unlike a Disadvantaged Community)**

Legacy communities are defined as communities in which the median household income is 80 percent or less than the statewide median household income, are geographically isolated, are inhabited, and have existed for at least 50 years. In Inyo County the following communities have been identified as Legacy Communities: Charleston View; Darwin; Furnace Creek; Keeler; Lone Pine; Shoshone; Tecopa; Trona; and Wilkerson. The County will continue to encourage upgrades to water, wastewater, stormwater drainage, and structural fire protection in these communities as appropriate.

### **Policy EJ-SSH-1.4 Legacy Communities Public Facilities**

The County shall work to provide for adequate public facilities in Legacy Communities, taking into account local conditions, input from local residents and community character.



**Table 10-5. Safe & Sanitary Housing Implementation Measures**

Implementation Measure	Implementing Policy	Responsibility	TIMEFRAME	
			2022-2025	On-going
Roads & Highways 17.0 Revised	For each RTP planning cycle, establish a hierarchy of roads based on the level of service they are expected to provide.  RH-1.9	LTC		■
Bicycle & Trails 6.0 Revised	Incorporate pedestrian and/or equestrian facilities as part of the recreational trails system, and link these to all land use areas. Consider the development and adoption of a pedestrian master plan.  BT-1.2	LTC		■
Other Circulation Topics 8.0 Revised	The County shall work with communications companies to gain access to high-speed communications corridors. In particular, continuing to support and participate in the Digital 395 Initiative.  OCT-2.2	County Administrator  Planning  Information Services		■
Water Resources 1.0 Revised	The County shall coordinate with LADWP and local water agencies to ensure that water supplies and facilities are planned to serve development projects planned within the County, and that conservation and water-efficient tools are used when possible.  WR-1.1	Public Works  Water		■



## 10.6 PUBLIC FACILITIES

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to promote public facilities in disadvantaged communities.<sup>9</sup> Access to public facilities provides opportunities to improve the well-being of a community through engagement within the physical space of the community. They also promote civic participation and social cohesion, access to learning opportunities, quality interaction and safety among residents. Public facilities is broad in that it includes libraries, community centers, and cultural and art facilities, public improvements, public services, parks, schools and community amenities.

### 10.6.1 Incorporated Goals & Policies

Inyo County has provided and promoted the use and development of public facilities in the General Plan. The considerations taken into place include new development, funding schools, community centers, child care and parks. These provisions are found in the following areas.

Goals and/or Policies	Title or Reference
Policy LU-1.17	Impacts of New Development on Infrastructure Improvements, Public Facilities, and Services
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
Policy LU-5.2	Public Service Facilities Designation (PF)
Policy LU-5.8	Public Service Facilities Provisions
Policy PSU-1.1	Facilities and Services for New Development
GOAL PSU-2	Funding
GOAL PSU-4	Wastewater
GOAL PSU-5	Stormwater Drainage
GOAL PSU-7	Communication Infrastructure
GOAL PSU-9	Law Enforcement
GOAL PSU-10	Gas and Electrical
GOAL PSU-11	Schools
GOAL PSU-12	Child Care
GOAL PT-1	Public Transportation

<sup>9</sup> See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.





GOAL S-2	Recognize development limitations of soil types in review and approval of future development projects to protect public health and safety.
Section 8.5	Water Resources
Section 8.9	Recreation
Section 7.5	Bicycles & Trails
Section 9.2	Air Quality
Section 9.3	Flood Hazard
Section 9.4	Avalanche Hazard
Section 9.5	Wildfire Hazard
Section 9.6	Geologic & Seismic Hazards
Policy EJ-FA-1.1	Incorporate Healthy Land Use Patterns
Policy EJ-SSH-1.4	Legacy Communities Public Facilities
Housing Element Program 2.1.7	Regional Housing Working Group
Section 9.8	Multi-Jurisdictional Hazard Mitigation Plan
Policy EJ-AQ 10.2	Air Quality

Inyo County expands on the above incorporated policies and implementation to provide additional policies and implementations to the Public Facilities section of this Environmental Justice Element.

## 10.6.2 Definition

### 100-Year Flood Zone (Revised 2025)

Defined by the Federal Emergency Management Agency (FEMA) as the flood having a one percent chance of being equaled or exceed in any given year.

## 10.6.3 Goals & Policies

### Policy PSU-6.2 Recycling Facility Location (Revised 2025)

The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas, encourage landlords and commercial businesses to provide recycling opportunities, and work to provide recycling containers at all County facilities.

### Policy FLD-1.1 Floodplain Limitations (Revised 2025)

The county shall regulate development of habitable structures within floodplain areas (as established by FEMA), and areas within dam inundation zones.

**Policy GEO-1.1 Development Hazard Constraints (Revised 2025)**

Unless fully mitigated, restrict development of habitable structures in areas that are subject to severe geologic hazards, such as Alquist-Priolo Special Studies Zone, liquefaction zones, landslide areas, and seismically induced unstable soils.

**Policy EJ-PF-1.1 State Responsibility Areas**

The County shall encourage incorporation of private lands within State Responsibility Areas into fire districts and amending the classification of these lands to Local Responsibility Area.

**Policy EJ-PF-1.2 Onsite Renewable Energy Generation**

The County will encourage utilizing onsite renewable generation for onsite uses, including geothermal, wind and solar.

**Policy EJ-PF-1.3 Digital 395 Project**

The County shall continue to participate in and support expansion of the Digital 395 and Middle and last Mile Projects which will bring fiber network throughout the County.

**Table 10-6. Public Facilities Implementation Measures**

				TIMEFRAME	
	Implementation Measure	Implementing Policy	Responsibility	2022-2025	On-going
Flood Hazard 3.0 Revised	Natural washes (defined as riparian areas and drainages) and areas defined as 100-year flood plains are to be kept free from development that would significantly impact flood way capacity or characteristics, natural/riparian areas, or natural groundwater recharge areas.	FLD-1.2	Planning		■
Flood Hazard 6.0 Revised	County maintained information on mudflows (Implementation Measure 5.0) shall be consulted in the review of development proposals to restrict and/or mitigate development of habitable structures from these areas.	FLD-1.3	Planning		■



Avalanche Hazard 1.0 Revised	The County shall maintain a map of avalanche hazard zones that are within areas of existing or potential development. The map shall identify areas of low hazard (minor property damage potential but no safety risk) and high hazard areas (potential safety risk).	AVL-1.1 AVL-1.4 AVL-1.6 AVL-1.7	Planning	■
Avalanche Hazard 2.0 Revised	Information on avalanche hazard zones (from existing information or updated information from Implementation Measure 1.0) shall be consulted in the review of development proposals to restrict development of habitable structures from these areas.	AVL-1.1 AVL-1.4	Planning	■
Avalanche Hazard 8.0 Revised	Volunteer corps, such as an Avalanche Watch Program, should be organized in areas of known avalanche hazards. The County encourages search and rescue training for local residents in hazard areas.	AVL-1.4 AVL-1.5 AVL-1.6	Office of Emergency Services	■
Wildfire Hazard 5.0 Revised	The County, as well as local fire protection district staff, shall review all development plans and subdivision maps to provide recommendations for fire prevention and protection, including but not limited to safe circulation, ingress and egress, sprinkler requirements, water	WF-1.2 WF-1.5	Fire Marshall  CDF  Local Fire Protection Agencies	■



	pressure requirements, and wildfire protection measures for those areas. Adjacent to open space.			
Wildfire Hazard 2.0 Revised	The County shall work with local fire districts and volunteer fire departments to develop community fire plans to identify the desired level of service and methods to obtain such services, as well as educating the public on preventive measures.	WF-1.1	Office of Emergency Services Fire Marshall Inyo LAFCO	■
Wildfire Hazard 1.0 Revised	The County Fire Marshall shall continue to coordinate with fire agencies, and work to establish additional fire protection organizations, with a principle goal of educating the public about the dangers of, and preventative strategies for, wildfires.	WF-1.1	Fire Marshall	■
Geologic & Seismic Hazards 4.0 Revised	The County shall not site critical facilities in areas within Alquist-Priolo Special Studies Zones, in areas subject to liquefaction, in areas with a high landslide risk, or on seismically unstable soils unless engineering can mitigate potential risks. A geologic/seismic hazards geotechnical engineering study shall be performed to identify potential impacts and engineering	GEO-1.1	Inyo county	■



	recommendations prior to siting or site acquisition. Critical facilities include: <ul style="list-style-type: none"><li>■ schools,</li><li>■ hospitals,</li><li>■ day-care and senior citizen centers, police and fire stations, and</li><li>■ assembly rooms with an occupant load of 250 or more persons.</li></ul>			
Geologic & Seismic Hazards 8.0 Revised	Ensure new development meets the current seismic safety standards in accordance with the Uniform Building Code for the appropriate Seismic Hazard Zone.	GEO-1.4	Building and Safety	■



## 10.7 RECREATION

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to promote physical activity in disadvantaged communities.<sup>10</sup> Physical activity contributes to a healthy lifestyle which improves an individual's well-being. This positive effect on a person's well-being is a key contributor to improved health, reducing illness and health problems such as diabetes, obesity, cardiovascular disease, high blood pressure, high cholesterol, stress, depression and some cancers. Having a healthy well-being helps to contribute to a healthy environment, which in turn, contributes to a healthy community.

Physical activity comes in many forms of recreation and transportation. Access to parks, open spaces, and recreational facilities provides recreation opportunities for physical activity. These opportunities should be inclusive to ensure seniors and persons with disabilities have access. Recreation includes active transportation in the form of walking and bicycling along with other multimodal alternatives. Allowing active transportation to services, work and/or school promotes daily recommended physical activity contributing to a healthy lifestyle. Active transportation also limits the time spent driving which reduces vehicle miles traveled and reduces air pollution and contribution to climate change.

### 10.7.1 Incorporated Goals & Policies

Inyo County has provided and promoted recreation and physical activity in the General Plan. The considerations taken into place are off road vehicle use, access to public lands, land use patterns, seniors and special needs, safety, public facilities, transportation, and hiking, backpacking and stock trail networks. These provisions are found in the following areas.

Goals and/or Policies	Title or Reference
GOAL GOV-7	Recreation Policies
Policy EJ-PH-1.1	Incorporate Healthy Land Use Patterns
Policy EJ-PH-1.2	Consider Seniors and Other Special Needs Populations
Policy LU-2.16	Public, Quasi-Public, and Supporting Uses
Policy LU-5.1	Open Space and Recreation Designation (OSR)
Section 7.3	Scenic Highways
Section 7.4	Public Transportation
Section 7.5	Bicycles & Trails
Policy RR-1.1	Preservation of Railroad Right-of-

<sup>10</sup> See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



	Way
Policy OCT-1.2	Park-and-Ride Facilities
Section 8.9	Recreation
Section 9.2	Air Quality
Housing Element Program 2.1.7	Regional Housing Working Group

To further promote recreation, Inyo County has provided additional policy and implementations.

## 10.7.2 Goals & Policies

### Policy SH-1.1 Protect the Qualities of Designated Scenic Routes (Revised 2025)

The visual qualities of designated scenic routes should be protected.

**Table 10-7. Recreation Implementation Measures**

				TIMEFRAME	
	Implementation Measure	Implementing Policy	Responsibility	2024-2029	On-going
EJ-REC 1.0	Encourage compatible development within scenic route viewsheds.	SH-1.1	Planning		■
EJ-REC 2.0	Consider measures to enhance development within scenic route view sheds, such as attractive walls, fencing, berms, and landscaping.	SH-1.1	Planning		■



## 10.8 CIVIC ENGAGEMENT

Under California Government Code §65302(h)(1)(B), the General Plan must identify policies to promote civic engagement in the public decision-making process in disadvantaged communities.<sup>11</sup> Public engagement is crucial in providing a firm foundation during the decision-making process. This promotes the development of an inclusive community allowing for all economic, cultural, health, safety and environmental matters to be addressed. Having collaboration, partnerships, involvement and other means of participation is beneficial for the community to build for future opportunities and have the capability to experience a stable and less-stressful future. This process includes the individuals in the community along with businesses, agencies and organizations.

### 10.8.1 Incorporated Goals & Policies

Inyo County provides public engagement through public outreach, public workshops, public meetings, public hearings and public comments as demonstrated through adopted policies and implementation and can be found in various locations in the zoning code. Below is a table of the policies and implementations included in the approved General Plan addressing civic engagement.

Goals and/or Policies	Title or Reference
Policy Gov-1.1	Plans for Agencies, Districts, Utilities, and Local Tribal Government
Policy Gov-2.1	Continue Participation on Collaborative Planning Effort
Policy Gov-2.2	Public Participation
Policy Gov-2.3	Public Involvement
Policy Gov-2.4	Renewable Energy Solar Facility Development Notice to Residents
Policy RH-1.9	Plan Comprehensive Transportation system
Policy CUL-1.1	Partnerships in Cultural Programs
Policy CUL-1.5	Local Tribal Government Consultation
Housing Element Program 2.1.6 – 2.1.7	Regional Housing Group
Housing Element Program 3.1.5	Partnering with Local Organizations

<sup>11</sup> See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.





Housing Element Program 3.1.6	Major Employer Working Group
Housing Element Program 3.1.7	Establishing a Housing Specialist Position
Housing Element Program 3.2.1	Developer and Property Owner Outreach
Housing Element Program 3.4.1	Mobile Home Park Residents Ownership Assistance
Housing Element Program 4.1.1	Coordination with Self-Help Housing Groups
Housing element Programs 5.1.1 – 5.2.1	Work with Homeowners for Permitting
Housing Element Program 7.2.1	Work with Housing Stakeholder Group
Housing Element Program 7.3	Carshare and accessory commercial units
Policy EJ-SSH-1.4	Legacy Communities Public Facilities
Policy PSU-7.3	Citizen Participation



## 10.9 PRIORITIZING IMPROVEMENTS & PROGRAMS

When disadvantaged communities are identified in an area, California Government Code §65302(h)(1)(B) requires the General Plan identify objectives and policies to prioritize improvements and programs to address the needs of these communities. As discussed in Section 10.2 of the Environmental Justice Element, Inyo County has no disadvantage communities. However, there are policies and implementations that provide prioritization to different effort and programs.

### 10.9.1 Incorporated Goals and Policies

The General Plan of Inyo County has prioritized policies and procedures as identified as needed for the area. The specific prioritizations have been adopted and are as detailed in the below table.

Goals and/or Policies	Title or Reference
Policy Gov-2.3	Public Involvement
Policy GOV-2.4	Renewable Energy Solar Facility Developers Notification
Policy LU-1.2	New Growth
Policy LU-3.9(d)	Central Business District Standards
Policy LU-4.6	Circulation and Safety
Policy PSU-8.1	Fire Protection for New Development
Policy RH-1.1	Prioritize Maintenance, Rehabilitation, and Reconstruction
Policy RH-1.8	Priority to Efficiency Projects
Policy RH-1.9	Plan Comprehensive Transportation System
Policy FLD-1.2	Development in Floodplain
Policy GEO-1.1	Development Hazard Constraints
Policy EJ-FA-1.2	Farmers Markets
Policy EJ-FA-1.5	Food Access at Public Events
Section 9.8	Multi-Jurisdictional Hazard Mitigation Plan



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Additionally, the General Plan also requires, encourages and promotes some objectives before the ultimate end of the goals are met which can be found in several places throughout the General Plan.

DRAFT AUGUST 2025



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

**PLANNING COMMISSION MEETING DATE:** August 27, 2025

**SUBJECT:** Eastside Vistas Subdivision Project:

- Tentative Tract Map #253
- Zone Reclassification #2025-04
- Variance #2025-02

#### **EXECUTIVE SUMMARY**

This project is a proposal to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project will include a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, and a variance addressing lot width and setbacks. The Condominium, including the homeowner's association and Conditions, Covenants and Restrictions (CC&R) will be dissolved in a separate but necessary action by the California Department of Real Estate. This project is exempt from CEQA pursuant to 15061(b)(3) Commonsense Exemption.

#### **PROJECT INFORMATION**

**Supervisory District:** First District

**Applicants:** Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells

**Landowners:** Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells

**Address/Community:** A total of approximately 1.95-acres located at the corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center

**A.P.N.:** 010-301-28

**General Plan:** Residential Medium Density (7.6-15 units per acre) – no proposed change.

**Zoning:** Multiple-Residential 3+ units per acre (R-3). Proposed to change to R1-3,400.

<b>Size of Parcels:</b>	<u>Current</u>	<u>Proposed</u>
	1.95-acres	22 lots from 3,423-sqft to 4,978-sqft.

**Surrounding Land Use:**

Location:	Use:	Gen. Plan Designation	Zoning
Site	22-unit condo project with 4 built units	Residential Medium High Density (RMH)	Multiple-Residential (R3)
North	Electric Vehicle Charging Station	Retail Commercial (RC)	General Commercial (C1)
East	Open undeveloped land (LADWP lands)	Agriculture (A)	Open Space size (OS-40)
South	Highway 395	N/A	N/A
West	Shopping Center	Retail Commercial (RC)	General Commercial (C1)

**Recommended Action:**

1. **Make certain findings as provided for in the staff report and certify the project is Exempt under California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) the Commonsense Exemption and approve:**
  - **Tentative Tract Map #253/Eastside Vistas Variance #2025-02/Eastside Vistas subject to the Findings and Conditions of Approval as recommended in the Staff Report; and**
  - **Variance #2025-02/Eastside Vistas, subject to the Findings and Conditions of Approval as recommended in the Staff Report.**
2. **Adopt the attached Resolution, recommending that the Board of Supervisors:**

- **Certify the project is Exempt from CEQA pursuant to 15061(b)(3) the Commonsense Exemption and that the provisions of the California Environmental Quality Act have been met and Adopt Zone Reclassification #2025-04/Eastside Vistas.**

**Alternatives:**

- 1.) Deny the proposed actions for subdivision, thereby prohibiting the applicant from subdividing.
- 2.) Continue the public hearing to a future date and provide specific direction to staff regarding additional information and analysis needed.

**Project Planner:**

Cathreen Richards

**BACKGROUND**

The applicants Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells are proposing to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project will include a zone reclassification from Multiple-Residential 3+ units to One-Family Residential R1 and a variance addressing lot width and setbacks. The Condominium, including the homeowner's association and Conditions, Covenants and Restrictions (CC&R) will be dissolved in a separate action.

**STAFF ANALYSIS**

In 2007 the Arbors, a common interest development, more specifically a condominium project, was approved for the property located at the south corner of Highway 395 and North Barlow Lane. These types of projects result in multi-unit housing developments that may look like ordinary housing developments but are actually owned by multiple owners. In a condominium project each condominium owner owns a "unit" of airspace, which they occupy as their home. An association consisting of all the condominium owners own the land, buildings and other common areas of the property collectively.

The Arbors is a 22-unit condominium project but only 5-units have been built since its approval in 2007. Generally speaking, in most condominium projects all of the housing units are built at once and then the shares are sold. The new owners of most of the Arbor's condominium shares, with the permission of the other owners, have applied to subdivide the property into 22 fee-simple lots. This gives the current and future owners unrestricted ownership of both the land and any buildings on it. This action will also require that the applicants have the condominium project dissolved through a process implemented by the California Department of Real Estate and the project is conditioned for this to happen before the final subdivision map can be approved. The actual subdivision of the land into 22 fee

simple lots will be conducted pursuant to the State Subdivision Map Act and Inyo County Code Title 16 – Subdivision, as prepared by County staff.

The subdivision uses the current building areas of the condominium project to depict the new lot lines (Map attached). All of the streets, lighting, curbs, roads, utilities including water and sewer lines are already constructed for each new lot up to the future lot lines. An area already identified for a small pocket park will also remain. A new homeowner's association will be formed to collect money for the maintenance of the streets, curbs, lighting, the park and etc.

#### General Plan Consistency

The Current General Plan designation is Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water system, which is available to the subdivision. Overall, the proposed subdivision is consistent with the current General Plan Designation.

#### Zoning Ordinance Consistency

The project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project because all of the housing units were to be built on a single lot. For the subdivision to be completed the Zoning designation will have to be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single lot, but instead on 22 individual lots. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.

#### Compliance with Development Standards

The R1 zoning district's design standards are as follows:

- Setbacks
  - Front yard – 25-feet
  - Rear yard – 20-feet
  - Side yards – 5-feet
- Required lot width
  - 50-feet
- Required lot size 5,800-sqft.

These are quite different than what will be the resulting lot dimensions and setbacks after the subdivision. To allow for the proposed subdivision to be compliant with regard to the required R1 design standards, the minimum lot size will be reduced to 3,400-sqft resulting in a R1-3,400-sqft zoning designation and a variance for reduced lot width and setbacks is also required.

Section 18.78.057 Minimum lot size – Rezone non-applicability states that: *Minimum lot size provisions contained in this title shall not be construed to prohibit rezoning of existing lots which would be of substandard size under the proposed classification where the planning*

*commission and the board of supervisors find the rezoning to be in the public interest.* This provision allows for the county to rezone to accommodate smaller lot sizes, than identified in the zoning code, if the action is in the public interest. The condominium project created building envelopes, which are essentially de facto lot lines. The project area has already had all of the streets and utility infrastructure, as well as four housing units, built to comply with the building envelopes. Staff is proposing to change the zoning, which will include lot sizes less than what is set forth in the R1 district as provided for by 18.78.057 to 3,400-sqft. The intent of this subdivision is to create more interest in the development of housing units in this failed condominium project. Any additional housing in the County is in the public's interest.

A Variance will allow for a narrower minimum lot width requirement and reduced front and rear yard setbacks, again to match the already established building areas that the new lot lines are based upon. The design standards for the subdivision will be:

Front yard – 35-foot minimum from road centerline  
Side yards – 5-foot minimum  
Rear yard for lots 1-11 and 17-22 – 15-foot minimum  
Rear yard for lots 12-16:  
Lot 12 – 11.5-feet  
Lot 13 - 11.8-feet  
Lot 14 – 12.7-feet  
Lot 15 – 13.6  
Lot 16 – 14.4

The required minimum width of the lots will be 21 feet. This reflects the narrowest lot at its narrowest point.

Compliance with Inyo County Code Title 16 (Subdivision) & California Subdivision Map Act

The proposed Tract Map will comply with all provisions of the County Subdivision Ordinance, as well as provisions of the California Subdivision Map Act once the condominium project has been dissolved, and the zone reclassification and variance are completed. These are included as conditions of approval for the Final Map.

The original Map and condominium project were reviewed and conditioned, for the current on the ground circumstances, and nothing is changing with the exception of this being a subdivision resulting in 22-fee-simple lots instead of a 22-unit condominium project. The original project was also evaluated and approved pursuant to the California Environmental Quality Act (CEQA) with a Mitigated Negative Declaration of Environmental Impact (MND). All of the mitigations based on the MND have previously been fulfilled. The project currently allows, by right, for 17 additional housing units and this will remain in effect once the subdivision is complete. All of the conditions addressing the actual development, such as traffic, parking, lighting, utilities, streets and curbs, fence height and etc. have also been fulfilled, as well as built. Based on these factors this subdivision request is compliant with the Inyo County Code Title 16 (Subdivision).



## **COMMENTS**

County staff sent memos requesting comments from: the Bishop Unified School District, Cal Trans, District 9, Meadow Creek Mutual Water Company, Eastern Sierra Community Service District, Bishop Rural Fire Protection District, and the county department of the Treasurer Tax Collector. Staff received three comments regarding the project. One from the Eastern Sierra Community Service District (sewer provider). Based on their comment, a condition of approval that states: *the sewer lateral up to, and including, the connection to the main sewer line, is each individual property owner's responsibility*. The Treasurer Tax Collector had comments regarding property tax billing, which they have worked out with the applicants. The third comment is from Cal Trans stating they had no comments.

## **NOTICING**

The project was noticed in the Inyo Register on August 2, 2025, and mailed to property owners within 300-feet on August 8, 2025, meeting the 20-day noticing requirement for changes to the zoning code.

## **ENVIRONMENTAL REVIEW**

ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are Exempt from CEQA pursuant to the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project proposes to subdivide a parcel of land that has already been approved for a condominium project. The number of allowed units is not changing, all grading, infrastructure and utilities, streets, curbs, and lighting are built. The area is completely disturbed and impacted by construction based on the previous approval for the condominium project, which was evaluated and approved with an MND. No new impacts will be generated from the approval of this project as it is only changing a 22-unit condominium project to 22-fee simple lots, which does not increase the possible number of total housing units, or impact undisturbed land.

## **Recommended Findings ZTA 2025-02; ZR 2025-04 and Variance 2025-02**

1. ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are Exempt from CEQA.  
*Pursuant to the Commonsense Exemption 15061(b)(3) CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project proposes to subdivide a parcel of land that has already been approved for a condominium project. The number of allowed units is not changing, all grading, infrastructure and utilities, streets, curbs, and lighting are built. The area is completely disturbed and impacted by construction based on the previous approval for the condominium project. No new impacts will be generated from this approval of this project as it is only changing the building areas of a condominium project to fee simple lots.*

2. Based on substantial evidence in the record, the proposed ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are consistent with the Goals and Policies of the Inyo County General Plan.  
*The Current General Plan designation on the project area is Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water systems, which is available to the subdivision. Overall, the proposed subdivision is consistent with the current General Plan Designation.*
3. Based on substantial evidence in the record, ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are consistent with Title 18 (Zoning Ordinance).  
*The project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project as all of the housing units were to be built on a single parcel. For the subdivision to be completed the Zoning designation must be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single parcel. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.*
4. Based on substantial evidence in the record, ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are consistent with Title 16 (Subdivisions) of the Inyo County Code.  
*The proposed Tract Map will comply with all provisions of the County Subdivision Ordinance once the condominium status is lifted and the zone reclassification and variance are completed. These are included as conditions of approval for the Final Map.*
5. The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.  
*The project continues an already established land use (residential units) identical to a previously approved project. The housing is well suited to the surrounding environment, which tends to be fairly dense and busy for Inyo County.*
6. The proposed use is necessary or desirable.  
*The proposed project allows for additional residential development in the already-densely developed Meadow Creek area.*
7. The site is physically suited for the proposed type and density of development.  
*The subdivision project complies with the requirements and descriptions for the previously approved condominium project. The project site has already had*

*infrastructure and building areas applied, which is well suited to the type and density of the proposed future development.*

8. 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.  
*The size, land use designation, and zoning proposed for the project lots are exactly the same as the previously approved condominium project and are similar to existing properties in the general area (mobile home parks, apartments). The site was already evaluated for biological, water, traffic etc. issues under CEQA for the original project and all mitigations required from that project have been completed. The project site is currently disturbed and denuded of vegetation from the infrastructure and street construction, as well as the existing 5-residential units. Due to these factors, no real changes will occur based on the approval of this project including those that could cause environmental damage or public health, welfare or safety problems.*
9. There is sufficient water supply available for the subdivision.  
*Water for the existing and future housing units will be provided by the Meadow Creek Mutual Water Company. The original project was conditioned with only 22-service connections at the request of the water company. This will remain in effect as only 22-units can be built on the proposed lots.*
10. The design of the subdivision and subdivision improvements will not conflict with easements acquired by the public for access through or use of the property within the proposed subdivision, or alternate equivalent easements have been provided.  
*Easements have been identified and included on the TTM 253 Map. There are no conflicts with any of the existing easements as verified by the map.*

### **Recommended Variance Findings**

There are also findings specific to Variances. Staff has reviewed this application and can find that all of the required Variance Findings can be affirmed:

1. That there are exceptional circumstances applicable to the property involved, or to the intended use, which do not generally apply to other property in the same district.  
*The property was already approved for a condominium project. All of the required infrastructure is in place based on the previous approval. This is unusual for any district as most subdivisions are not subject to already approved project limitations, or specific design standards, which have caused the need for the variance.*
2. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.  
*The variance request is to allow for lot widths and setbacks less than the R1 zoning district requires. This would not be detrimental or injurious to either public welfare or other properties in the vicinity as it is a residential project in a commercial and residentially zoned surrounding area. The project is enclosed by a fence, leaving it somewhat isolated from the other properties in the vicinity.*

3. That the strict application of the regulation sought to be modified would result in practical difficulties or hardships inconsistent with, and not necessary for the attainment of, the general purposes of this title.  
*The project site was already approved and has already had infrastructure improvements and some construction based on the design standards for the original project. This factor creates difficulties/hardships in meeting the required width and setback requirements for the R1 zone which it must change to, as the whole area would need to be reconfigured to meet R1 design standards. This would result in making the already constructed utilities and infrastructure no longer viable. Granting the variance to allow for smaller lot widths and setbacks would still allow the general purposes of R1 zone as it does not change single-family, residential character or use of the intended zoning.*
4. The proposed variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.  
*The proposed subdivision's project site is highly unusual in that it has already been designed for a condominium project, which causes some non-conformity with the required zone change to R1. The project site is surrounded by the Bishop Plaza shopping center that is zoned General Commercial. The General Commercial zoning district has a zero-lot line requirement (no setbacks). There are also other lots located in the R1 zone throughout the county that do not meet the 50-foot-width requirement (Keeler, Lone Pine and Independence to name a few). For these reasons, the requested variance cannot be said to constitute a grant of special privileges. It would, instead, allow the property owners the ability to subdivide their property, creating additional and much needed housing opportunities in the county.*
5. The proposed variance does not authorize a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.  
*The proposed variance applies to lot width and setback requirements. The proposed residential use is permitted in the R1 Zone.*
6. The proposed variance is consistent with the Inyo County General Plan  
*The requested variance presents no inconsistencies with the General Plan land use designation of the project site, which is Residential Medium High Density (RMH) 7.6 to 15 units per acre. The resulting lots which will only be able to accommodate 1-unit represents a density of 7.8-11 units per acre.*
7. The requirements of the California Environmental Quality Act have been met.  
*The requested variance is not subject to the provisions of CEQA, being categorically exempt under 15061(b)(3) the Commonsense Exemption.*

### **Conditions of Approval**

1. Hold Harmless: The applicants, landowners, and/or operators shall defend, indemnify and hold harmless Inyo County, its agents, officers and employees from any claim, action, or proceeding against the County, its advisory agencies, appeal boards, or its legislative body concerning TTM 253, ZR 2025-04 and Variance 2025-02.
2. Conformance with Tentative Map: The Final Tract Map shall be in substantial conformance with the approved tentative map and shall be filed within twenty-four months from the date of approval of the tentative map by the Planning Commission, unless a request for an extension is received and approved prior to the expiration date.
3. Compliance with the California Subdivision Map Act and Inyo County Code: The developer shall comply with all applicable provisions of the California Subdivision Map Act (Government Code 66410 et seq.) and Inyo County Code.
4. Taxes and Assessments: The applicants, landowners, shall pay any delinquent and/or due taxes or special assessments to the satisfaction of the Inyo County Treasurer-Tax Collector prior to the recordation of the Final Tract Map.
5. Completion of ZR 2025-04: The applicants, landowners, and/or operators shall have ZR 2025-04 adopted by the Inyo County Board of Supervisors prior to the recordation of the Final Map.
6. Dissolution of condominium: The Final Map will only be finalized and recorded when and if the California Department of Real Estate (DRE) approves the dissolution of the condominium association. The applicants shall submit a completed application for dissolution to the DRE no later than September 26, 2025. If the DRE denies the dissolution, or fails to act upon it within 18 months, then the Final Map will not be recorded and is null and void.
7. Eastern Sierra Community Service District: Property owners shall be notified that the sewer lateral up to, and including the connection to the main sewer line, is each individual property owner's responsibility.

### **ATTACHMENTS**

1. Tentative Tract Map
2. Planning Commission Resolution to the Board of Supervisors
3. Draft Ordinance ZR 2025-04

## Tentative Tract Map 253

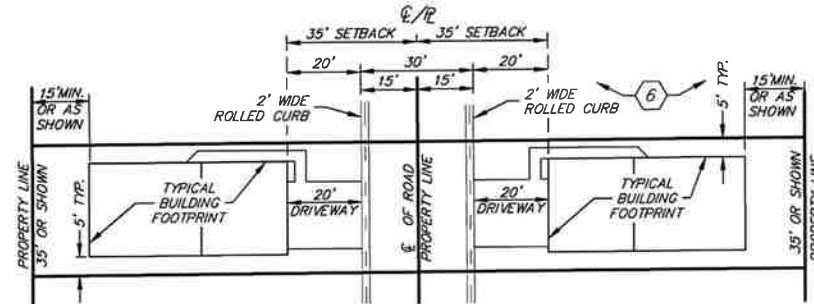
EASTSIDE VISTAS  
TENTATIVE TRACT MAP NO. 253

IN THE UNINCORPORATED TERRITORY OF INYO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THE MAP ENTITLED "THE ARBORS TRACT NO. 238" RECORDED IN BOOK 4 OF SUBDIVISION MAPS AT PAGES 70 AND 71 IN THE OFFICE TO THE INYO COUNTY RECORDER. BEING COMPOSED OF 22 CONDOMINIUM OWNERSHIPS AND ASSOCIATION PROPERTY AS SHOWN ON THE CONDOMINIUM PLAN FOR "THE ARBORS" RECORDED IN BOOK 1 OF CONDOMINIUM PLANS AT PAGES 42 AND 43 IN THE OFFICE OF SAID COUNTY RECORDER. EXCEPTING THEREFROM THAT PORTION OF SAID ASSOCIATION PROPERTY GRANTED TO THE STATE OF CALIFORNIA PER THE GRANT DEED RECORDED AS DOCUMENT NO. 20240004074 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER.

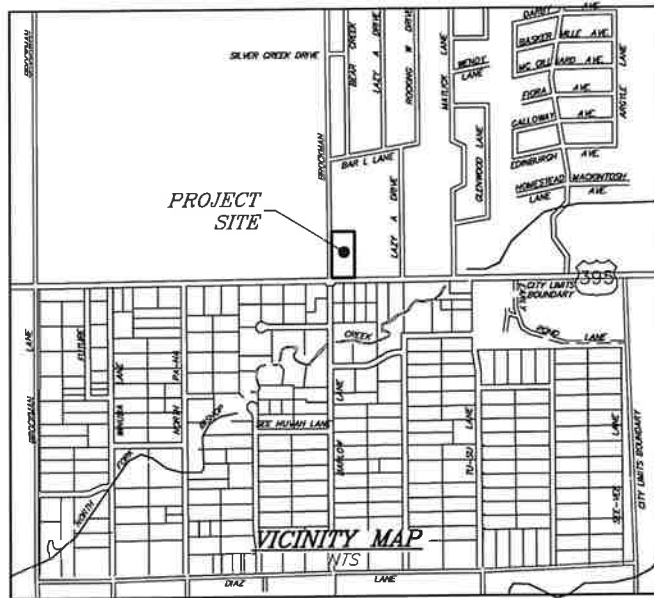
DESIGN NOTES:

ACCESSOR'S PARCEL NO.: 010-301-28-00  
ADDRESS: 1300 NORTH BARLOW LANE, BISHOP  
CALIFORNIA 93514  
GROSS SITE AREA: 1.95± ACRES  
ZONING DESIGNATION: R3-2.0  
RE-ZONE APPLICATION: R1  
GENERAL PLAN DESIGNATION: RMH  
WATER SUPPLY: MEADOWCREEK MUTUAL  
SEWAGE DISPOSAL: ESCSD  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: VERIZON  
FIRE PROTECTION: BISHOP VOLUNTEER F.D.  
SIDE YARD SETBACK: 5' MIN.  
REAR YARD SETBACK: 15' MIN.  
REAR YARD SETBACK FOR LOTS 12-16: AS SHOWN  
FRONT YARD SETBACK: 35' FROM PL  
OF ROAD

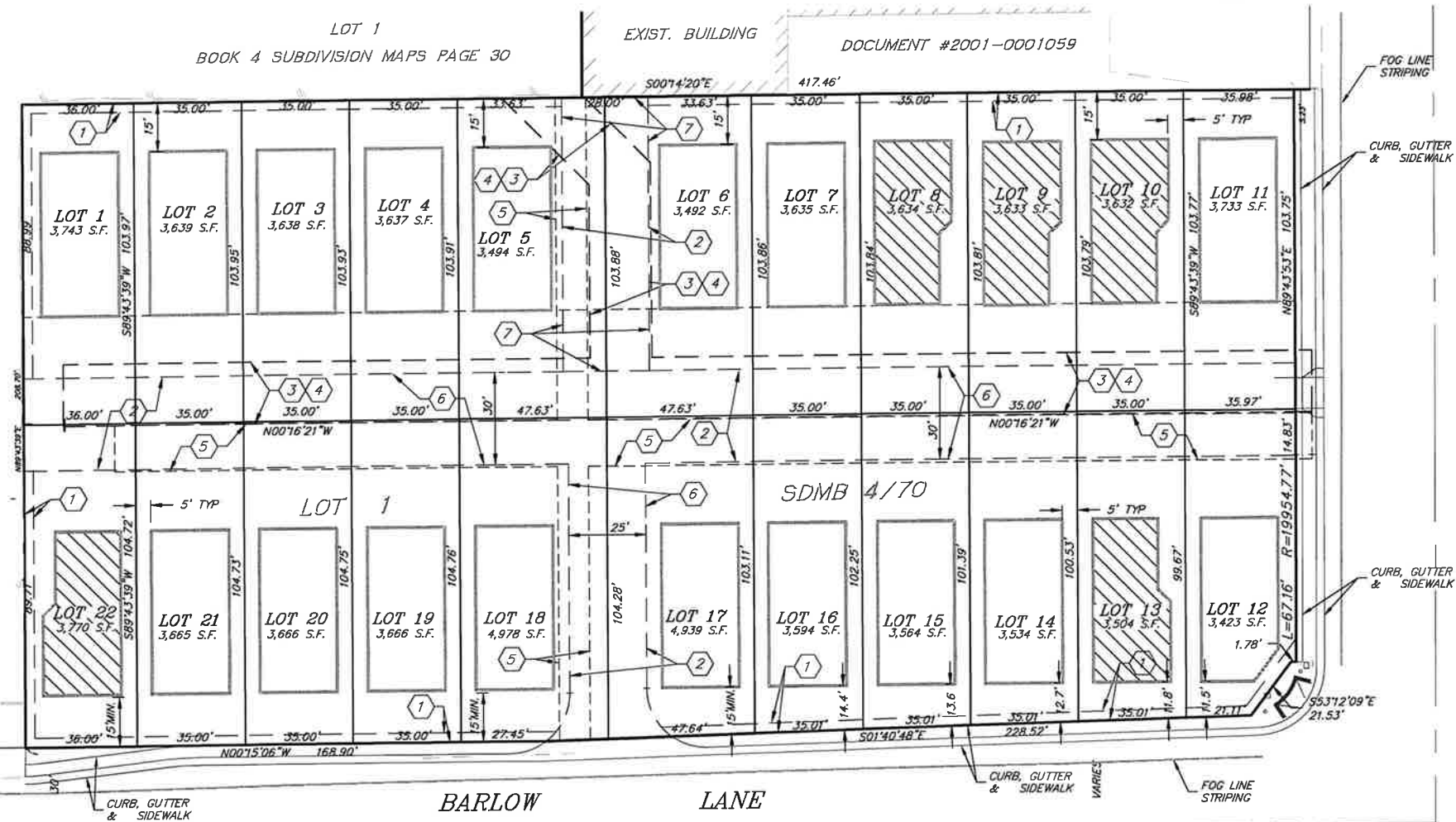


TYPICAL DETAIL

1" = 30'



LOT 1  
BOOK 4 SUBDIVISION MAPS PAGE 30



GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

SUBDIVISION NOTES

- LOT CONFIGURATION SHOWN ALIGNS WITH THE EXISTING ARBORS CONDOMINIUM PLAN SHOWN IN BOOK 1 OF CONDOMINIUM PLANS AT PAGE 42
- THE RECORDATION OF THE FINAL TRACT MAP FOR THIS SUBDIVISION EXTINGUISHES ALL REFERENCES AND CONDOMINIUM OWNERSHIP TO THE ARBORS CONDOMINIUMS.
- STREET AND UNDERGROUND IMPROVEMENTS FOR THIS SITE ARE EXISTING AND HAVE BEEN APPROVED BY THE COUNTY OF INYO IN MAY 2004 FOR TRACT # 238. SERVICE CONNECTIONS TO EACH LOT ARE ALSO EXISTING.
- THE INTERIOR STREET FOR THIS PROJECT WILL BE MAINTAINED BY THE ASSOCIATION MAINTENANCE AREA.
- ALL CURRENT OWNERS OF THE ARBORS CONDOMINIUM PROJECT WILL HAVE A TITLE INTEREST TO THE NEW SUBDIVIDED PROPERTY IN ACCORDANCE WITH THE NEW PROJECT CONDITIONS, COVENANTS AND RESTRICTIONS.
- THE FINAL MAP WILL ONLY BE FINALIZED AND RECORDED ONCE THE CALIFORNIA DEPARTMENT OF REAL ESTATE APPROVES THE DISSOLUTION OF THE CONDOMINIUM ASSOCIATION. IF SUCH APPROVAL IS NOT RECEIVED, THE FINAL MAP SHALL BE NULL AND VOID.

ENGINEER/SURVEYOR

TRIAD/HOLMES ASSOCIATES INC.  
THOMAS A. PLATZ, P.O. BOX 1570,  
MAMMOTH LAKES, CA STE. 202  
MAMMOTH LAKES, CALIFORNIA 93546  
(760) 934-7588

OWNER/APPLICANT

EASTSIDE VISTAS, LLC,  
2815 Sierra Vista Way  
BISHOP, CA 93514  
760 937-4442  
randi@mysierrohomes.com

OWNERS

DAVID & CAROLYN JARVIS  
1316 AND 1324 NORTH BARLOW LANE  
BISHOP, CA

NICHOLAS HALL  
1384 NORTH BARLOW LANE  
BISHOP, CA

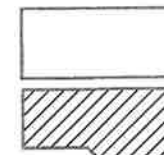
STEVEN & GENEVIEVE WELLS  
1312 NORTH BARLOW LANE  
BISHOP, CA

JASON INGEBRETSEN  
1308 NORTH BARLOW LANE  
BISHOP, CA

EASEMENT LEGEND

- 3' WIDE EASEMENT FOR WALL AND FENCE MAINTENANCE RESERVED HEREON
- S.C.E. EASEMENT PER 2006-0003580 O.R.
- SEWER EASEMENT TO EASTERN SIERRA COMMUNITY SERVICES DISTRICT PER 2006-0005505 O.R.
- SEWER EASEMENT TO EASTERN SIERRA COMMUNITY SERVICES DISTRICT PER 2006-0005506 O.R.
- EASEMENT AGREEMENT WITH MEADOWCREEK MUTUAL WATER COMPANY PER INST. 2014-0001536 O.R.
- EASEMENT FOR STREETS ACCESS AND UTILITIES IN FAVOR OF THE "HOMEOWNERS ASSOCIATION MAINTENANCE AREA" FOR THE BENEFIT OF EXISTING AND FUTURE PROPERTY OWNERS.
- 28' WIDE EASEMENT OVER LOTS 5 AND 6 FOR PARKING, RECREATION, AREA FOR MAILBOXES AND OTHER USES IN FAVOR OF THE "HOMEOWNERS ASSOCIATION MAINTENANCE AREA" FOR THE BENEFIT OF THE EXISTING AND FUTURE PROPERTY OWNERS.

VERIZON EASEMENT PER 2007-0001230 O.R., EXACT LOCATIONS OF THE EASEMENTS ARE NOT ADEQUATELY DESCRIBED AND ARE NOT PLOTTED HEREON



FOOTPRINT OF FUTURE  
SINGLE FAMILY RESIDENCE



FOOTPRINT OF EXISTING  
SINGLE FAMILY RESIDENCE

EASTSIDE VISTAS,  
TENTATIVE TRACT MAP NO. 253

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 238, "THE ARBORS"  
LOCATED IN THE UNINCORPORATED TERRITORY OF INYO COUNTY,  
IN THE COMMUNITY OF BISHOP, CALIFORNIA



post office box 1570  
MAMMOTH LAKES, ca 93546  
phone (760) 934-7588  
fax (760) 934-5519  
e-mail triad@triadholmes.com  
873 NORTH MAIN STREET  
BISHOP, ca 93514  
phone (760) 873-4273  
fax (760) 873-8924  
e-mail bishop@triadholmes.com  
777 woodside rd. suite c  
REDWOOD CITY, ca 94061  
phone (650) 366-0216  
fax (650) 366-0298  
e-mail sl@triadholmes.com

DATE 7-2-2025  
SCALE SHOWN  
DRAWN JSP  
JOB NO. 04.0106.4  
DWG  
SHEET 1  
OF 1 SHEETS

## Planning Commission Resolution



**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING  
THAT THE BOARD OF SUPERVISORS FIND THE PROPOSED  
PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKE CERTAIN  
FINDINGS WITH RESPECT TO AND APPROVE ZONE  
RECLASSIFICATION NO. 2025-04 INYO COUNTY**

**WHEREAS**, the Inyo County Board of Supervisors, through Inyo County Code (ICC) Section 15.12.040, has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15022 of the California Environmental Quality Act (CEQA) Guidelines, which is responsible for the environmental review of all County projects; and

**WHEREAS**, Pursuant to the California Environmental Quality Act (CEQA), the proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to reclassify a parcel of land from Multiple Residential (R3-2) to One Family Residential (R1-3,400) that was previously approved for a condominium project and this action will cause it to comply with the current subdivision proposal. The project proposes no other changes and is located on already disturbed and denuded land; and

**WHEREAS**, the Inyo County Planning Commission held a duly noticed public hearing on August 27<sup>th</sup>, 2025, to review and consider a request for approval of Zone Reclassification (ZR) No. 2025-04, and considered the staff report for the project and all oral and written comments regarding the proposal; and

**WHEREAS**, ICC Section 18.03.020 states in part that it is necessary for the zoning ordinance to be consistent with the General Plan; and

**WHEREAS**, the approval of ZR 2025-04 is consistent with the Inyo County General Plan designation of Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water systems, which is current available to the subdivision; and

**WHEREAS**, ZR 2025-04 is consistent with the Inyo County Zoning code as the project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project as all of the housing units were to be built on a single

lot. For the subdivision to be completed the Zoning designation will have to be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single parcel. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.

**THEREFORE, BE IT HEREBY RESOLVED**, that based on all of the written and oral comments and input received at the August 27<sup>th</sup>, 2025, public hearing, including the Planning Department Staff Report, the Planning Commission makes the following findings regarding the proposal and hereby recommends that the Board of Supervisors adopt the following findings for the proposed project:

### **RECOMMENDED FINDINGS**

1. The proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to reclassify a parcel of land from Multiple Residential (R3-2) to One Family Residential (R1-3,400) that was previously approved for a condominium project to comply with a current subdivision proposal. The project proposes no other changes and is located on already disturbed and denuded land.
2. Based on substantial evidence in the record, the proposed Zone Reclassification is consistent with the Inyo County General Plan designation of Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water systems, which are currently available to the subdivision.
3. Based on substantial evidence in the record, the proposed Zone Reclassification is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code as the project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project as all of the housing units were to be built on a single parcel. For the subdivision to be completed the Zoning designation will have to be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single parcel. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors take the following actions:

**RECOMMENDED ACTIONS**

1. Adopt the proposed ordinance amending certain specified sections of Title 18.81 of the Inyo County Code related to the Zoning Map of the County of Inyo based on all the information in the public record and on the recommendation of the Planning Commission.
2. Make all required findings as presented by staff.

**PASSED AND ADOPTED** this 27<sup>th</sup> Day of August 2025, by the following vote of the Inyo County Planning Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

Todd Vogel, Chair  
Inyo County Planning Commission

ATTEST:

Cathreen Richards, Planning Director

By \_\_\_\_\_  
Sally Faircloth, Secretary of the Commission

## Draft Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, APPROVING ZONE RECLASSIFICATION NO. 2025-04/EASTSIDE VISTAS AND AMENDING THE ZONING MAP OF THE COUNTY OF INYO BY REZONING AN APPROXIMATE 1.95 -ACRE PARCEL LOCATED EAST OF THE BISHOP PLAZA (APN 010-301-28) FROM MULTIPLE RESIDENTIAL WITH A 2-ACRE MINIMUM (R3-2) TO ONE FAMILY RESIDENCES 3,400 SQUARE-FOOT MINIMUM (R1-3,400)**

The Board of Supervisors of the County of Inyo ordains as follows:

**SECTION I: AUTHORITY**

This Ordinance is enacted pursuant to the police power of the Board of Supervisors and Sections 18.81.310 and 18.81.350 of the Inyo County Code, which establishes the procedure for the Board of Supervisors to enact changes to the Zoning Ordinance of the County as set forth in Title 18 of said code. The Board of Supervisors is authorized to adopt zoning ordinances by Government Code Section 65850 et seq.

**SECTION II: FINDINGS**

Upon consideration of the material submitted, the recommendation of the Inyo County Planning Commission, and statements made at the public hearings held on this matter, this Board finds as follows:

- (1) In accordance with Inyo County Code Section 18.81.320, Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells applied to the Inyo County Planning Commission to have the zoning map of the County of Inyo amended from Multiple Residential with a 2-acre minimum (R3) to One Family Residences with a 3,400 square-foot minimum (R1-3,400) as described in Section III of this Ordinance.
- (2) On August 27, 2025, the Inyo County Planning Commission conducted a public hearing on Zone Reclassification No. 2025-04/Eastside Vistas following which, the Commission made various findings and recommended that this Board amend Title 18, to rezone the property described in Section III of this Ordinance to One Family Residences with a 3,400 square-foot minimum (R1-3,400).
- (3) The findings of the Planning Commission are supported by the law and facts and are adopted by this Board.
- (4) The proposed Zone Reclassification is consistent with the goals, policies, and implementation measures in the Inyo County General Plan.
- (5) The proposed actions will act to further the orderly growth and development of the County by rezoning the property to One Family Residences with a 3,400

square-foot minimum (R1-3,400) as it best matches the current and planned future uses on the property.

### **SECTION III: ZONING MAP OF THE COUNTY OF INYO AMENDED**

The Zoning Map of the County of Inyo as adopted by Section 18.81.390 of the Inyo County Code is hereby amended so that the zoning on an approximate 1.95-acre site as created by TPM 253 located east of the Bishop Plaza shopping center, along Highway 395 north of the City of Bishop (APN 010-301-28) is changed from Multiple Residential with a 2-acre minimum (R3-2) to One Family Residences with a 3,400 square-foot minimum (R1-3,400)

### **SECTION IV: EFFECTIVE DATE**

This Ordinance shall take effect and be in full force and thirty (30) days from adoption, or upon approval of the dissolution of the condominium association by the DRE, whichever occurs later. Before the expiration of fifteen (15) days from the adoption hereof, this Ordinance shall be published as required by Government Code Section 25124. The Clerk of the Board is hereby instructed and ordered to so publish this Ordinance together with the names of the Board members voting for and against same.

**PASSED AND ADOPTED THIS TH DAY OF.**

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

Scott Marcellin, Chairperson  
Inyo County Board of Supervisors

**ATTEST:**  
**Nate Greenberg**  
**Clerk of the Board**

**By:** \_\_\_\_\_  
Darcy Ellis, Assistant



**Planning Department**  
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**AGENDA ITEM NO**

7 (Action Item – Public Hearing)

**PLANNING COMMISSION**

**MEETING DATE:**

**August 27, 2025**

**SUBJECT:**

Zone Text Amendment (ZTA) No. 2025-02/Commercial Kennels

**EXECUTIVE SUMMARY**

Staff has drafted a proposed ordinance to update Section 18.06.305 Definitions – Kennel; and Sections 18.12.020, 18.12.040, 18.21.040, 18.22.040, and, Subsections 18.12.040 (J) and 18.49.020(L) of the Inyo County Code (ICC) to:

- Change the Definition of “Kennel” in Title 18 Zoning to more closely match the Definition in Chapter 8.20 - Dogs of the ICC and rename it “Commercial Kennel”
- Add a requirement for conditional use permits for commercial kennels in the Open Space zone
- Clean up and make all references to “kennel” in the zoning code “commercial kennel” where applicable.

Staff has prepared this recommendation as an alternative to the Board’s direction to remove the requirement for conditional use permits for commercial kennels, on June 24, 2025, as staff believe that the understanding of kennel and what the term kennel meant with regard to conditional use permits may not have been described by staff appropriately to the Board thus leading to the direction to remove the requirement. This is directly related to the broad definition of kennels currently found in the county zoning code versus commercial kennels as a place where dogs are boarded or bred and raised for commercial purposes. At the request of the Board, the definition of kennel in the zoning code is being changed as part of this proposal to more closely match the animal code. Staff is also proposing renaming it “commercial kennel” so that the same confusion over what the term kennel means and when a conditional use permit is required does not continue.

The project is Exempt from the California Environmental Quality Act by the Common Sense Exemption 15061(b)(3).

## **PROJECT INFORMATION**

**Supervisory District:** County-wide

**Applicants:** Inyo County

**Landowners:  
Address/** Multiple

**Community:** County-wide

**A.P.N.:** County-wide

**Existing General Plan:** N/A

**Existing Zoning:** N/A

**Surrounding Land Use:** N/A

**Recommended Action:** **Adopt the attached Resolution, recommending that the Board of Supervisors:**

- 1.) Find the proposed project exempt from the requirements of the California Environmental Quality Act.**
- 2.) Make certain Findings with respect to, and approve, Zone Text Amendment ZTA-2025-02/ Commercial Kennels.**

**Alternatives:**

- 1.) Direct staff to prepare changes to the code including a CEQA evaluation, based on the recommendations provided by the Board of Supervisors on June 24, 2025.**
- 2.) Recommend denial.**
- 3.) Continue the public hearing to a future date, and provide specific direction to staff regarding additional information and analysis needed.**

**Project Planner:** Cathreen Richards



## **BACKGROUND AND ANALYSIS**

Staff recently brought forward a proposal to update the county code regarding the maintenance of animals. This was due to an increase in code enforcement cases that relate to the poor keeping of animals in the County. Staff presented these ideas to the Planning Commission in July of 2024 and again in May of 2025. The Planning Commission approved a resolution at the May 2025 hearing, recommending that the Board adopt the updates to the county code regarding the maintenance of animals that included:

- Clarification of allowance for animals for youth agriculture programs on residential lots one-half-acre or less;
- Setback requirements for structures and shelters for animals and additionally for those near streams;
- The addition of nuisance language; and,
- A requirement for conditional use permits for kennels in the Open Space Zone.

The Board subsequently adopted the ordinance without the proposed requirements for conditional use permits for kennels in the Open Space zone, asked that the requirement also be removed from the Rural Residential and Rural Residential Starlite Estates zones, and asked staff from Animal Control and Planning to work on a change to bring the currently disparate definitions of kennel in the different sections of the County Code closer to one another.

The discussion with the Board left staff with the understanding that the Board felt that conditional use permits were not the correct avenue to review, approve, and establish individualized conditions for kennels and that licenses granted by Animal Control were a better fit. Based on this direction, staff began to remove all of the requirements for conditional use permits in all sections of the zoning code regarding kennels for this proposed update and added language that kennels must have a license issued by animal control.

The Board also asked that animal control and planning staff work on more consistent definitions, since the definition found in the zoning code is very different than the definition found in the Animal Chapter of the County Code.

In retrospect, staff realized there are some fundamental issues with removing the requirement of a conditional use permit for commercial kennels with regard to land use, the intensity of land use and CEQA. Staff also realized that much of the confusion around kennels stems from the various different situations in which the word is used. More specifically, a kennel can be where an animal is kept (e.g. sleeps) or a kennel can be a commercial establishment, for example where dogs are bred and raised for sale. This is unclear in the zoning code; therefore, staff is recommending that the requirement for conditional use permits for commercial kennels be kept in the Rural Residential and Rural Residential Starlite Estates and added to the Open Space zoning district where the kennel is a commercial establishment. It should also be noted that if the Planning Commission and/or Board wishes to have the requirement for conditional use permits

lifted completely for “commercial kennels” further CEQA review will be necessary before commercial kennels can be included as principal permitted uses since they can be considered a use that can cause unintended impacts to the property they are located on, as well as, the surrounding area and must be evaluated under CEQA as such. Presently, kennels are allowed as a principal permitted use in the Heavy Commercial Zone (C4). Staff is not proposing to change this but is proposing to change the term to Commercial Kennel in the C4 zone.

Staff is also recommending that the zoning code more closely match the animal code and state: *"Kennel" means any lot, building, structure, enclosure or premises whereon or wherein five or more dogs five months of age or older are boarded for a fee or kept or maintained for the purpose of breeding and raising dogs for sale, excepting duly licensed veterinary hospitals or pet shops*". Along with this, staff is also recommending that the term “kennel” in the zoning code be changed to “commercial kennel”. This will provide clarity in the code language between the keeping of dogs as pets and the commercial breeding of dogs for sale.

This change will not affect the keeping of dogs as pets. The ICC at 18.78.210 (A)(1), addressing residential lots under one-half-acre, states: *Domestic pets such as dogs and cats are permitted*. And, 18.78.310(B) states that: *The maintenance of animals in the one family residential (R-1), two family residential (R-2), and multiple residential (R-3) zones on lots of one-half acre or more, and in all other zones regardless of lot size, shall be permitted as an accessory use so long as such use complies with all other state and county requirements and ordinances*. These sections of the code clearly show that the keeping of animals that are considered pets, including dogs and cats, will not be subject to the requirement for conditional use permits. Staff apparently failed to make this clear during the Board of Supervisors meeting, which likely caused the request to remove the requirement for conditional use permits.

Currently the definitions are:

Zoning Code:

18.06.305 "Kennel" means any lot or premises on which five or more dogs or cats over four months old are kept.

Animals Code:

8.20.010 - Dogs: "Kennel" means any lot, building, structure, enclosure or premises whereon or wherein five or more dogs five months of age or older are kept or maintained for the purpose of breeding and raising dogs for sale, excepting duly licensed veterinary hospitals or pet shops.

The proposed change to changing the zoning code definition to better match the animal code, will remove cats from the kennel definition as well as fix the disparity between animal code's description: *"five or more dogs five months of age or older"* and the zoning code's *"five or more dogs or cats over four months old"*, as well as make clear that commercial kennels are for commercial boarding or breeding and raising (sales) purposes and do not apply to pets.

Enforcing these regulations would still be pursuant to ICC Title 22 and violations regarding unpermitted commercial kennels would be treated like any other code violation.

## **FINDINGS**

### General Plan Consistency

The approval of ZTA 2025-02 as recommended by staff is consistent with the Inyo County General Plan as Land Use Policy Economic Development (ED) 3, New Retail Establishments states: *Encourage the development of retail establishments that will reduce spending outside the County for retail purchases, services and entertainment.* The kennel businesses that could be affected by this change would be conducted in the Open Space zone, which tends to be located on the fringe of the County's more urbanized areas. Changing the definition of Kennel and extending the requirement for conditional use permits to the Open Space zone will help to promote and regulate a type of retail service in more rural areas which is consistent General Plan ED-3.

### Zoning Ordinance Consistency

The approval of ZTA 2025-02 as recommended by staff is consistent with Title 18 (Zoning Ordinance) of the ICC as it clarifies the definition of kennel as a commercial use for the boarding for a fee, breeding, raising and selling dogs and adds the requirement for conditional use permits to operate kennels in the Open Space zone. This change will provide for consistency with the definition and how it relates to the actual use and how "kennel" has been interpreted and regulated historically – as a commercial use.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to amend ICC Sections 18.06.305, 18.12.020, 18.12.040 and Subsection 18.12.040 (J) of the ICC pertaining to definition of kennel and adding a requirement for a conditional use permit for kennels in the Open Space zone. This action will not result in significant impacts on the environment as it provides for clarity and consistency in the definition of commercial kennel and adds the requirement for conditional use permits in the Open Space zone which will cause subsequent project specific review pursuant to CEQA.

## **NOTICING**

This project was noticed in the Inyo Register on August 2<sup>nd</sup>, 2025 meeting the twenty-day noticing requirement for changes to the zoning code.

## **RECOMMENDATIONS**

Staff recommends the Planning Commission adopt the attached resolution recommending the Board of Supervisors consider staff's recommended ZTA 2024-03, make certain

findings, and adopt the proposed ordinance updating Section 18.06.350 – Kennels; and Sections 18.12.020, 18.12.040, 18.21.040, 18.22.040, and, Subsections 18.12.040 (J) and 18.49.020(L) of the ICC.

### Recommended Findings

1. The proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) *[Evidence: ZTA 2024-03 is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to amend ICC Sections 18.06.305, 18.12.020, 18.12.040, 18.21.040, 18.22.040, and, Subsections 18.12.040 (J) and 18.49.020(L) pertaining to definition of and the term commercial kennel and adding a requirement for a conditional use permit for commercial kennels in the Open Space zone. This action will not result in significant impacts on the environment as it provides for clarity and consistency in the definition of commercial kennels and adds the requirement for conditional use permits in the Open Space zone, which will cause subsequent project specific review pursuant to CEQA.]*
2. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with the Goals and Policies of the Inyo County General Plan.  
*[Evidence: of ZTA 2024-03 is consistent with the Inyo County General Plan as Land Use Policy Economic Development (ED) 3, New Retail Establishments states: Encourage the development of retail establishments that will reduce spending outside the County for retail purchases, services and entertainment. The kennel businesses that could be affected by this change would be conducted in the Open Space zone, which tends to be located on the fringe of the County's more urbanized areas. Changing the definition of Kennel, renaming it Commercial Kennel and extending the requirement for conditional use permits to the Open Space zone will help to promote and regulate a type of retail service in more rural areas which is consistent General Plan ED-3.]*
3. Based on substantial evidence in the record, the proposed Zoning Ordinance to amend ICC Sections 18.06.305, 18.12.020, 18.12.040, 18.21.040, 18.22.040, and, Subsections 18.12.040 (J) and 18.49.020(L) is consistent with Title 18 (Zoning Ordinance) of the ICC.  
*[Evidence: ZTA 2024-03 is consistent with Title 18 (Zoning Ordinance) of the ICC as it clarifies the definition of kennel as a commercial use for the boarding for fees, breeding, raising and selling dogs and adds the requirement for conditional use permits to operate kennels in the Open Space zone. This change will provide for consistency with the definition and how it relates to the actual use and how "kennel" has been interpreted and regulated historically – as a commercial use.]*

## **ATTACHMENTS**

- A. Resolution – staff proposed
- B. Draft proposed ordinance – staff proposed

## Planning Commission Resolution

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING  
THAT THE BOARD OF SUPERVISORS FIND THE PROPOSED  
PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKE CERTAIN  
FINDINGS WITH RESPECT TO AND APPROVE ZONE TEXT  
AMENDMENT NO. 2025-02 INYO COUNTY**

**WHEREAS**, the Inyo County Board of Supervisors, through Inyo County Code (ICC) Section 15.12.040, has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15022 of the California Environmental Quality Act (CEQA) Guidelines, which is responsible for the environmental review of all County projects; and

**WHEREAS**, Pursuant to the California Environmental Quality Act (CEQA), the proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to amend ICC Sections 18.06.305, 18.12.020, 18.12.040 and Subsections 18.21.040(F), 18.22.040(E) and 18.49.020(L) of the ICC pertaining to definition and title kennel and land use regulations requiring conditional use permits for kennels This will result in the continuation of regulation and oversight of kennels and therefore the use will not cause a significant effect on the environment; and

**WHEREAS**, the Inyo County Planning Commission held a duly noticed public hearing on August 27<sup>th</sup>, 2025, to review and consider a request for approval of Zone Text Amendment No. 2025-02, and considered the staff report for the project and all oral and written comments regarding the proposal; and

**WHEREAS**, ICC Section 18.03.020 states in part that it is necessary for the zoning ordinance to be consistent with the General Plan; and

**WHEREAS**, the approval of ZTA 2025-02 is consistent with the Inyo County General Plan as Land Use Policy - Economic Development (ED) 3, New Retail Establishments states: *Encourage the development of retail establishments that will reduce spending outside the County for retail purchases, services and entertainment.* The kennel businesses that could be affected by this change would be conducted in the Open Space zone, which tends to be located on the fringe of the County's more urbanized areas. Changing the definition of Kennel and extending the requirement for conditional use permits to the Open Space zone will help to promote and regulate a type of retail service in more rural areas which is consistent General Plan ED-3; and

**WHEREAS**, ZTA 2025-02 is consistent with the Inyo County Zoning code as it

clarifies the definition of kennel as a commercial use for the breeding, raising and selling dogs and adds the requirement for conditional use permits to operate kennels in the Open Space zone. This change will provide for consistency with the definition and how it relates to the actual use and how “kennel” has been interpreted and regulated historically – as a commercial use.

**THEREFORE, BE IT HEREBY RESOLVED**, that based on all of the written and oral comments and input received at the August 27<sup>th</sup>, 2025, public hearing, including the Planning Department Staff Report, the Planning Commission makes the following findings regarding the proposal and hereby recommends that the Board of Supervisors adopt the following findings for the proposed project:

### **RECOMMENDED FINDINGS**

1. The proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to amend ICC Sections 18.06.305, 18.12.020, 18.12.040 and Subsections 18.21.040(F), 18.22.040(E) and 18.49.020(L) of the ICC pertaining to definition and title of kennel and adding a requirement for a conditional use permit for kennels in the Open Space zone. This action will not result in significant impacts on the environment as it provides for clarity and consistency in the definition of commercial kennel and adds the requirement for conditional use permits in the Open Space zone which will cause subsequent project specific review pursuant to CEQA.
2. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with the Inyo County General Plan as Land Use Policy Economic Development (ED) 3, New Retail Establishments states: *Encourage the development of retail establishments that will reduce spending outside the County for retail purchases, services and entertainment.* The kennel businesses that could be affected by this change would be conducted in the Open Space zone, which tends to be located on the fringe of the County’s more urbanized areas. Changing the definition of Kennel and extending the requirement for conditional use permits to the Open Space zone will help to promote and regulate a type of retail service in more rural areas which is consistent General Plan ED-3.
3. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code as it clarifies the definition of kennel as a commercial use for the boarding for fees or breeding, raising and selling dogs and adds the requirement for conditional use permits to operate kennels in the Open Space zone. This change will provide for consistency with the definition and how it relates to the actual use and how “kennel” has been interpreted and regulated historically – as a commercial use.



4. **BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors take the following actions:

**RECOMMENDED ACTIONS**

1. Adopt the proposed ordinance amending certain specified sections of Title 18 of the Inyo County Code related to Commercial Kennels based on all the information in the public record and on the recommendation of the Planning Commission.
2. Make all required findings as presented by staff.

**PASSED AND ADOPTED** this 27<sup>th</sup> Day of August 2025, by the following vote of the Inyo County Planning Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

Todd Vogel, Chair  
Inyo County Planning Commission

ATTEST:

Cathreen Richards, Planning Director

By \_\_\_\_\_  
Sally Faircloth, Secretary of the Commission

## Staff Proposed Ordinance

**AN ORDINANCE OF THE INYO COUNTY BOARD OF SUPERVISORS AMENDING SECTION 18.06.305 OF THE INYO COUNTY CODE PERTAINING TO THE DEFINITION AND TITLE KENNEL AND AMENDING SUBSECTIONS 18.21.040(F), 18.22.040(E), AND 18.49.020 (L) OF THE INYO COUNTY CODE PERTAINING TO THE TITLE KENNEL AND AMENDING SECTIONS 18.12.020 AND SUBSECTION 18.12.040, OF THE INYO COUNTY CODE PERTAINING TO ZONING REQUIREMENTS FOR KENNELS**

**WHEREAS**, Title 18 of the Inyo County Code (ICC) sets forth zoning requirements within the unincorporated area of the County; and

**WHEREAS**, section 18.06.305 of the ICC pertains to the definition and the title of kennel; and

**WHEREAS**, subsections 18.21.040(F), 18.22.040(E), 18.12.040 (J) and 18.49.020(L) of the ICC pertaining to the title Kennel in Rural Residential, Rural Residential Starlite Estates and Heavy Commercial zoning districts within the unincorporated area of the County; and

**WHEREAS**, Sections 18.12.020, 18.12.040, of the ICC pertain to principal permitted and conditional uses in the Open Space zone; and

**WHEREAS**, the meaning of kennel in the context of implementation in the ICC, has been found vague, confusing and inconsistent with the definition of kennel in Chapter 8.20 of the ICC - Dogs; and

**WHEREAS**, on June 24, 2025, the Board of Supervisors gave staff direction to update the definition of Kennel in Title 18 of the ICC – Zoning; and

**WHEREAS**, in order to avoid similar confusion in the future concerning the title Kennel, staff is also proposing to update the title of ICC section 18.06.305, “Kennel” to “Commercial Kennel”; and

**WHEREAS**, on June 24, 2025, the Board of Supervisors also gave staff direction to remove the requirement for conditional use permits for kennels as the Board of Supervisors believed it is more appropriate to require a kennel license granted by Animal Control; and

**WHEREAS**, in retrospect staff found that based on the possible land use intensity of commercial kennels that has not been evaluated pursuant to CEQA, the requirement for conditional use permits should not be removed from the Rural Residential Zones and should be added to the Open Space Zone; and

**WHEREAS**, to address this, staff now proposes to amend ICC Section 18.06.305 pertaining to the definition and title of Kennel and ICC Subsections 18.21.040(F), 18.22.040(E), and, 18.12.040 (J) and 18.49.020(L) of the ICC pertaining to the title Kennel and to amend ICC Subsection 18.12.020, 18.12.040, of the ICC pertaining to principal permitted and conditional uses in the Open Space zone pertaining to commercial kennels; and

**WHEREAS**, the Inyo County Planning Commission held a duly noticed public hearing to consider the proposed updates to the Definition Section and the Open Space, Rural Residential, Rural Residential Starlite Estates and the Heavy Commercial Districts of the County Zoning Code with regard to consistency with the Inyo County Zoning Code, General Plan, and the California Environmental Quality Act, and concurred with staff recommendations, and approved a resolution recommending approval by the Board of Supervisors; and

**WHEREAS**, the adoption of this ordinance is Exempt pursuant to CEQA Guidelines 15061(b)(3) the Common Sense Exemption.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO ORDAINS AS FOLLOWS:**

**SECTION I.** All recitals above are incorporated herein as findings.

**SECTION II.** Section 18.06.305 “Kennel” of the Inyo County Code is superseded and replaced in its entirety with the following:

“Commercial Kennel” means any lot, building, structure, enclosure or premises whereon or wherein five or more dogs five months of age or older are boarded for a fee or kept or maintained for the purpose of breeding and raising dogs for sale excepting duly licensed veterinary hospitals or pet shops.

**SECTION III.** Subsection 18.21.040(F) of the Inyo County Code is superseded and replaced in its entirety with the following:

18.21.040 (F) Commercial Kennels

**SECTION IV.** Subsection 18.21.040(E) of the Inyo County Code is superseded and replaced in its entirety with the following:

18.21.040 (E) Commercial Kennels

**SECTION V.** Subsection 18.49.020(L) of the Inyo County Code is superseded and replaced in its entirety with the following:

18.49.020 (L) Animal hospitals, commercial kennels and veterinaries

**SECTION VI.** Subsection 18.12.020 of the Inyo County Code “Principal permitted uses” (open space zone) is superseded and replaced in its entirety with the following:

18.12.020 Principal permitted uses.

The following are the principal permitted uses of the OS zone:

- A. Single-family dwelling, including the use of a mobilehome;
- B. Farms and ranches for orchards, vineyards, field and truck crops, nurseries, greenhouses, vegetables, flower gardening and other enterprises carried on in the general field of agriculture, including agricultural activities directly related to the farm or such as the repair and maintenance of farm and ranch equipment operated on the property; farm and ranch vehicles used on the property; and vehicles used to haul farm and ranch products produced on the property;
- C. Livestock ranches for raising, grazing, breeding, boarding or small animals except as otherwise provided for under Section 18.12.040;
- D. Animal hospitals, except when the property is adjacent or abuts residential zoned property;
- E. Wildlife refuges; hunting and fishing preserves;
- F. Wilderness areas and wilderness uses.

**SECTION VII.** Section 18.12.040 of the Inyo County Code is superseded and replaced in its entirety with the following:

The following are the conditional uses of the OS zone:

- A. Public stables, roping arenas, riding academies, parks, campgrounds, private recreational clubs, pack

stations, lodges, resorts, and other recreational activities involving development or large assemblages of people;

B. Feed lot, dairies or commercial ranches for the raising of poultry, pigs, goats or rabbits when any of the foregoing are located on property adjacent to residential zoned property;

C. Public and quasi-public buildings and uses of recreational, religious, cultural or public service nature, excluding exterior storage, repair yards and warehouses;

D. Golf course;

E. Farm labor or camp;

F. Cemeteries, crematories, mausoleums and columbariums;

G. Airports, landing fields and airstrips;

H. Public and commercial refuse disposal sites;

I. Mining and processing of natural resources, including borrow pits, subject to the provisions of the California Surface Mining Act;

J. Animal hospitals (when parcel is adjacent to residential zoned property) and all commercial kennels;

K. Agriculturally oriented services, including those uses of land devoted to the provision of buying, selling, processing, storing, packaging and otherwise directly serving functions associated with the production of local agricultural products, and including the operation, storage and maintenance of equipment and implements, and motor vehicles and trailers primarily used to transport local agricultural products and livestock. Manufacturing other than the primary cleaning, sorting, packaging or conversion of local agricultural products is prohibited;

L. Second dwelling units, subject to the requirements and procedures set forth or referred to in Section 18.78.340;

M. Informational kiosks and off-site directional signs complying with the provisions of Chapter 18.75 and subject to the provisions of Section 18.12.050.

N. Commercial cannabis cultivation, which shall be three hundred feet from all parcel lot lines, and shall comply with otherwise applicable yard requirements.

O. Non-volatile cannabis manufacturing pursuant to commercial cannabis license classification 6.

P. Cannabis microbusinesses pursuant to commercial cannabis license classification 12 combining only some or all of those uses otherwise permitted by this section.

Q. Hemp Cultivation. Industrial hemp cultivation shall be subject to odor, noise, pollen escape and visual resource mitigation requirements and shall be three hundred feet from all parcel lot lines.

## **SECTION VIII. Severability.**

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of this ordinance would be subsequently declared invalid or unconstitutional.

## **SECTION IX. Effective date.**

This Ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption thereof, a summary of this Ordinance shall be published once in a newspaper of general circulation printed and published in the County of Inyo, State of California in accordance with Government Code Section 25124(b). The Clerk of the Board is hereby instructed and ordered to publish a summary of this Ordinance together with the names of the Board voting for and against same.

**PASSED AND ADOPTED** this XXXX by the following vote of the Inyo County Board of Supervisors:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chairperson

ATTEST:     Nate Greenberg  
                 Clerk to the Board

By: \_\_\_\_\_  
     Darcy Ellis, Assistant



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**AGENDA ITEM NO.:**

**8 (Action Item – Public Hearing)**

**PLANNING COMMISSION  
MEETING DATE:**

August 27, 2025

**SUBJECT:**

**Revocation/Modification hearing of  
Hosted Short-term Rental (HSTR) 2024-  
03/Foroudi**

**EXECUTIVE SUMMARY**

On June 13, 2024, the applicants, David and Pasha Foroudi and Natalie Jauregui, were approved for a HSTR to operate a short-term rental located at 2660 Highland Drive in the community of West Bishop (Notice of Decision attached). All HSTR permits are subject to the Short-term Rental General Requirements Section 18.73.030 of the Inyo County Code. David and Pasha Foroudi and Natalie Jauregui have failed to meet these requirements. Conversations with Mr. David Foroudi have also indicated that they are not willing to operate in compliance with their permit, and therefore, staff is recommending the revocation of HSTR permit 2024-03/Foroudi. This action is Exempt from CEQA under 15321- Enforcement Actions by Regulatory Agencies.

**PROJECT INFORMATION.**

**Supervisory District:** 3

**Project Applicant:** David and Pasha Foroudi and Natalie Jauregui

**Property Owner:** David and Pasha Foroudi

**Site Address/** 2660 Highland Drive, Bishop CA 93514

**Community:** West Bishop

**A.P.N.:** 011-192-02

**General Plan:** Residential Low Density (RL)

**Zoning:** One Family Residence (R1) with a 15,000sqft minimum

**Size of Parcel:** Approximately 15,138sqft

**Surrounding Land Use:**

<b>Location:</b>	<b>Use:</b>	<b>Gen. Plan Designation</b>	<b>Zoning</b>
Site	One Family residence	Residential Low (RL)	One Family Residence (R1)
North	One Family residence	Residential Low (RL)	One Family Residence (R1)
East	One Family residence	Residential Low (RL)	One Family Residence (R1)
South	One Family residence	Residential Low (RL)	One Family Residence (R1)
West	One Family residence	Residential Low (RL)	One Family Residence (R1)

**Staff Recommended Action:**

**1.) Revoke Hosted Short-term Rental Permit (HSTR) 2024-03/Foroudi with the Findings as provided in the staff report and Certify this action is exempt under CEQA.**

**Alternatives:**

- 1.) Do not revoke the CUP.
- 2.) Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.

**Project Planner:**

Cathreen Richards

**STAFF ANALYSIS**

Background and Overview

On June 13, 2024 the Planning Director, upon the recommendation of staff, approved HSTR 2024-03/Foroudi (hereinafter referred to as “The HSTR”) for the applicants, David and Pasha Foroudi and Natalie Jauregui, to operate a Hosted Short-term Rental at 2660 Highland Drive in the community of West Bishop.

All short-term rental permits issued by the County are subject to the Short-term Rental General Requirements found in Inyo County Code Chapter 18.73.030 Inyo County Code Chapter 18.73.030 is attached hereto as **Exhibit 1** and incorporated herein by this reference.

In this instance, the applicants were provided all necessary information about operating a hosted short term rental permits and were made aware of the General Requirements before they applied for The HSTR and during the application process. Since the issuance of The HSTR, staff has documented several violations of General Requirements, including:



- 18.73.030 (B) No person shall undertake, maintain, authorize, aide, facilitate, or advertise any short-term rental activity that does not comply with the provisions of this code.
- 18.73.030 (C) All short-term rentals shall be hosted rentals.
- 18.73.030 (D) Each short-term rental shall have an owner or designated representative readily available to handle any questions or complaints during all short-term rental activities. Any change to the contact information for the owner or owner's designated representative shall immediately be provided in writing to the Inyo County planning department, to neighboring properties within 300 feet of the short-term vacation rental, and on any postings required by this chapter.

The violations are as follows:

- 18.73.030(B) – The online advertisement for 2660 Highland Drive states that it is for a “whole house” rental. However, The HSTR is a *hosted short-term rental* which requires the host to be onsite for the entire duration of any stay by any renter, without exception. Further, The HSTR was approved and issued based on an interior site plan submitted by the applicants describing exactly where the host would be staying. The interior site plan did not indicate a whole house rental would be available, offered or advertised. All applicable online advertisements are attached hereto as **Exhibits 2A – 2C** and incorporated herein by this reference.
- 18.73.030(C) – The short-term rental at 2660 Highland Drive is being rented without a host on site as required. This rental was found tagged on June 13, 2025, as non-compliant by the rental compliance software (Granicus) used by the county to monitor short-term rentals (see **Exhibits 2A-2C**). Ms. Tehauna Tiffany, Inyo County Code Compliance Inspector, verified this to be true on June 18, 2025, when she visited the property and asked the guests/renters if there was at present, or had been at any time during their stay, a host on site. The renters answered “no.”

On June 20, 2025, Mr. Foroudi phoned Ms. Tiffany regarding her visit to the property on June 18, 2025. During this conversation, Ms. Tiffany explained to Mr. Foroudi that The HSTR was operating in violation of the Inyo County Code because there was no host on site during the rental. Mr. Foroudi responded to this by explaining that guests don’t like having a host on site and that he would continue to rent without a host on site.

On June 23, 2025, the County sent a Violation Letter to David and Pasha Foroudi explaining the violations related to The HSTR. This letter advised the applicants that all short-term rental activity must cease or sufficient evidence must be provided to the County showing the presence of host on the property during rentals. This letter is attached hereto as **Exhibit 3** and incorporated herein by this reference.

On June 30, 2025, Ms. Tiffany revisited the property at 2660 Highland Drive to check the status of rental activity. During this visit, Ms. Tiffany found a short-

term renter at the home and asked if there had been a host at any time during his stay, he responded that there had not been a host at any time during his stay at the property, and he had been there almost a week.

- 18.73.030 (D) – On July 10, 2025, Mr. Foroudi spoke on the phone with Ms. Tiffany and Senior Planner Danielle Visuano. During this conversation it was repeated to Mr. Foroudi that he is operating his hosted short-term rental in violation of the terms of the permit and the Inyo County Code. He responded that he would not cease operations because doing so would mean he would have to pay fees to cancel reservations. At that time, he insisted on speaking with Planning Director Cathreen Richards.

During this same conversation Mr. Foroudi stated that the County mailed the Violation Letter to the wrong address and that it needed to go to his address in Bend Oregon. The Bend Oregon address is not the address currently identified as the contact address for The HSTR in the County's records. The Inyo County Code mandates a HSTR permit holder to keep the Planning Department and property owners located within 300 feet of the rental, up to date on any changes to contact information., and the County has no record of any request to change or update the contract address for The HSTR.

## **RECOMMENDATION**

Planning Department staff have had numerous conversations with Mr. Foroudi about the regulations and requirements pertaining to the operation of his hosted short term rental permit. During these conversations staff have explained to Mr. Foroudi what is required to obtain and maintain a hosted short-term rental permit. While Mr. Foroudi is aware of the County's regulations and the requirements for operating The HSTR, he has continued to disregard and operate his permit in violation of them. Based on this, staff is recommending that HSTR 2024-03/Foroudi be revoked.

## **Findings**

- The Notice of Commencement of Revocation/Modification Proceedings was properly served to Mr. Foroudi, as the owner of the property and the permit holder.  
*[Evidence: Copies of the Notice were sent via Certified US mail and via email on July 17, 2025.] Please see Exhibit 4.*
- This hearing was properly noticed.  
*[Evidence: Notice of the date of his hearing was provided in the Inyo Register and mailed to property owners within 300-feet of the project property location on August 16, 2025, which is more than 10 days before the date of this hearing.] Please see Exhibit 5.*
- David and Pasha Foroudi and Natalie Jauregui are in violation of the requirements of their hosted short-term rental permit.

*[Evidence: HSTR 2024-03/Foroudi was approved on June 13, 2024. David and Pasha Foroudi and Natalie Jauregui have been in violation of the requirements of the permit pursuant to 18.73.030(B)(C) and (D) as they have been operating a hosted short-term rental without a host and have failed to keep the owner/host contact information up to date.] Please see Exhibits 1-4.*

- This action is Exempt from CEQA under 15321- Enforcement Actions by Regulatory Agencies.

#### **ATTACHMENTS**

- Exhibit 1: Hosted Short-term Rental – General Requirements 18.73.030
- Exhibits 2A-2C: Advertisements
- Exhibit 3: June 23, 2025 Violation Letter
- Exhibit 4: July 17, 2025, Notice of Commencement of Revocation/Modification Proceedings
- Exhibit 5: Notice of Public Hearing to Consider Revocation of HSTR 2024-03/Foroudi

## **EXHIBIT 1**

# EXHIBIT 1

Inyo County, CA  
Tuesday, August 12, 2025

## Title 18. Zoning

### Chapter 18.73. SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

#### § 18.73.010. Definitions.

For purposes of this chapter, the following definitions apply:

"Designated representative" means a person or persons designated by the owner to represent them as a 'host' during the duration of the transient renter(s) stay.

"Guestroom" means any bedroom or other separate area of a dwelling unit utilized as a sleeping area for short-term renters.

"Hosted rental" means a short-term rental of a room(s) within a dwelling where the owner or a designated representative of the owner resides on the parcel where the rental occurs, during the duration of the transient renter(s) stay.

"Owner" means a record owner of the property who is responsible for submitting the application for approval and conducting hosted short-term rental activities pursuant to this chapter. "Owner" shall further include any person or entity with any direct or indirect ownership interest in the subject property, unless the interest is solely a security, lien, or encumbrance.

"Short-term rental" means to provide transient lodging in a dwelling unit, for compensation, for a period of 30 consecutive calendar days or less. "Short-term rental" does not include transient lodging in county-approved hotels and motels.  
(Ord. 1224 § 1, 2018; Ord. 1251 § 1, 2020)

#### § 18.73.020. Short-term rentals prohibited.

The short-term rental of residential property is a prohibited use in every zoning district in the county, with the exception of those permitted pursuant to this chapter. A violation of this chapter is a misdemeanor.  
(Ord. 1224 § 1, 2018; Ord. 1251 § 2, 2020)

#### § 18.73.030. General requirements.

Short-term rentals may be permitted on properties zoned open space (OS); rural residential (RR); rural residential Starlite; one-family residential (R-1); and multiple residential two units (R-2) subject to the following requirements and limitations.

##### A. Limitation on the Number of Short-Term Rental Permits Issued.

1. The number of annual short-term rental permits issued by the county under this chapter shall be limited by a number derived of three percent of available dwelling units per area, except as

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provided for below, as follows:

- a. Area 1 - North County shall be comprised of: All of T6S., R31E., T6S., R32E., & R33E., M.D.B.M. Except Sections 31, 32, 33, 34, 35, 36 in T6S., R31E., T6S., R32E., R33E., M.D.B.M. Also except Sections 1, 12, 13, 24 & 25 in T6S., R33E., M.D.B.M.  
Five permits.
- b. Area 2 - Dixon, Meadow Creek, Early Pond, Brockman shall be comprised of: Sections 35 & 36 in T.6S., R32E., M.D.B.M. The northwest quarter of Section 2, and Lot 2 of the northwest quarter of the northeast quarter of Section 2, T.7S. R32E., M.D.B.M. Including the north half of the northeast quarter of the northwest quarter of Section 1, T7S., R32E., M.D.B.M.  
18 permits.
- c. Area 3 - McLaren\_Milovich\_Desiderata shall be comprised of: The southeast quarter of Section 3, T7S., R32E., M.D.B.M. including the east half of the southwest quarter of Section 3, T7S., R32E., M.D.B.M. The south half of Section 2 excluding the area east of Brockman Lane and south of West Line Street, T7S., R32E., M.D.B.M.  
Eight permits.
- d. Area 4 - South of Line Street\_Poleta shall be comprised of: The north half including the north half of the south half of Sections 7, 8 & 9, T7S., R33E., M.D.B.M. The north half including the north half of the south half of Sections 8, 9, 10, 11 & 12, T7S., R32E., M.D.B.M. Except for the southeast quarter of Section 11, and the southwest quarter of Section 12, T7S., R32E., M.D.B.M.  
11 permits.
- e. Area 5 - Sunrise\_Sunset shall be comprised of: The southeast quarter of Section 11, and the southwest quarter of Section 12, T7S., R32E., M.D.B.M.  
15 permits.
- f. Area 6 - Starlite shall be comprised of: The south half of Section 23, including the south half of the north half of Section 23, T7S., R31E., M.D.B.M.  
Two permits.
- g. Area 7 - Wilkerson\_Bisop Creek\_Chipmonk\_Rossi Hill shall be comprised of: The south half of the south half, Sections 19, 20, 21, 22, 23 & 24, T7S., R32E., M.D.B.M. The south half of the south half, Sections 19 & 20, T7S., R33E., M.D.B.M. The north half of Sections 25, 26, 27, 28, 29 & 30, T7S., R32E., M.D.B.M. Sections 29 & 32, the east half of Section 31, and Section 30 excluding the southwest quarter, T7S., R33E., M.D.B.M. Section 5, the east half of Section 6, the northeast quarter of Section 7 & the north half of Section 8, T8S., R33E., M.D.B.M.  
Eight permits.
- h. Area 8 - Aspendell\_Mountain View shall be comprised of: Sections 20, 21, 22, 27, 28 & 29 of T8S., R31E., M.D.B.M.  
Five permits.
- i. Area 9 - Big Pine\_Glacier\_Birch Creek shall be comprised of: Sections 8 through 17, 20 through 29, 32 through 36 in T9S., R33E., M.D.B.M. Sections 7 through 10, 15 through 22, 27 through 34 in T9S., R34E., M.D.B.M. Sections 1, 2 & 3, 10 through 15, 22 through 27 in T10S., R33E., M.D.B.M. Sections 3 through 10, 15 through 22, 27 through 30, T10S., R34E., M.D.B.M.  
18 permits.

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- j. Area 10 - Independence\_Oak Creek shall be comprised of: Sections 7 & 18, T13S., R35E., M.D.B.M. West half of Sections 8 & 17, T13S., R35E., M.D.B.M. The south half of Section 6, and the south half of the west half of Section 5, T13S., R35E., M.D.B.M. The south half of Section 1, and the east half of the east half of the south half of Section 2, T13S., R34E., M.D.B.M.

Nine permits.

- k. Area 11 - Lone Pine\_Alabama Hills\_Pangborn\_Granite View shall be comprised of: Sections 21 through 28, 33 through 36 of T15S., R35E., M.D.B.M. excluding the north half of the north half of Sections 21 through 24, T15S., R35E., M.D.B.M. Sections 19 through 22, 27 through 34 of T15S., R36E., M.D.B.M. excluding the north half of the north half of Sections 19 through 22, T15S., R36E., M.D.B.M. Sections 1 through 4 & Sections 9 through 16 of T16S., R35E., M.D.B.M. Sections 3 through 10 & Sections 15 through 18 of T16S., R36E., M.D.B.M.

21 permits.

- l. Area 12 - South\_South East County shall be comprised of: All of the area within the County of Inyo south of the described line: Beginning at a point on the county boundary along the north line of Section 26, T16S., R34E., M.D.B.M. Thence east to the northeast corner of Section 27, T16S., R36E., M.D.B.M. Thence north to the northwest corner of Section 14, T16S., R36E., M.D.B.M. Thence east to the northeast corner of Section 13, T16S., R36E., M.D.B.M. Thence north to the northwest corner of Section 6, T16S., R37E., M.D.B.M. Thence east to the northeast corner of T16S., R37E., M.D.B.M. Thence north to the northwest corner of T16S., R38E., M.D.B.M. Thence east to the northeast corner of T16S., R41E., M.D.B.M. Thence south to the northwest corner of T16S., R42E., M.D.B.M. Thence east to the northeast corner of R16S., R43E., M.D.B.M. Thence north to the northwest corner of T16S., R44E., M.D.B.M. Thence east to the northeast corner of Section 1, T16S., R46E., M.D.B.M. Thence south to the northwest corner of Section 6, T28N., R1E., S.B.B.M. Thence east to the county boundary in the northeast corner of T28N., R3E., S.B.B.M.

29 permits.

- 2. The Inyo County board of supervisors, in its discretion, may at any time, determine by resolution, that the number of short-term permits allowed within each area set forth above should stay the same, be reduced, or be expanded in order to protect neighborhood character and reduce adverse impacts or to provide economic benefit. Short-term rental permits shall be issued on a first-come, first-served basis within the established limits outlined in subsection **A** above.
  - 3. This section is only intended to create a maximum number of short-term rental permits that may be issued within the county. Nothing in this chapter creates a mandate that the county must issue any or all of the permits allowed under this chapter if it is determined that it is in the best interest of the county to issue less than the maximum number, or if the owners or the property do not meet the standards which are established in the application requirements.
  - 4. An annual review of permits will be conducted by the planning department to determine if the permits are being used. This will be a review of transient occupancy tax (TOT) payments as provided by the county treasurer tax collector. If a short-term rental permit holder has not paid TOT for a full year, the permit will be considered an unused permit and the permit will automatically be revoked upon a mailed notice from the planning department.
- B. No person shall undertake, maintain, authorize, aide, facilitate, or advertise any short-term rental activity that does not comply with the provisions of this code.
  - C. All short-term rentals shall be hosted rentals.
  - D. Each short-term rental shall have an owner or designated representative readily available to handle any questions or complaints during all short-term rental activities. Any change to the contact

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information for the owner or owner's designated representative shall immediately be provided in writing to the Inyo County planning department, to neighboring properties within 300 feet of the short-term vacation rental, and on any postings required by this chapter.

- E. Only two hosted rentals per parcel may be permitted, except in the R-2 zone, where only one hosted rental per parcel may be permitted, and any such short-term rental in an R-2 zone shall only be permitted in a dwelling unit that is concurrently occupied by a primary resident(s).
- F. An owner shall only be eligible to maintain a permit(s) for short-term rentals on a maximum of one parcel of land.
- G. No more than five guestrooms per dwelling unit may be permitted for short-term rental activity.
- H. Issuance of a hosted short-term rental permit, pursuant to this chapter, is separately required for each dwelling unit in which a short-term rental will occur. Failure to obtain a hosted short-term rental permit prior to renting a residentially zoned property for 30 days or less shall be considered a violation of this chapter and subject to legal action and/or enforcement proceedings, including, but not limited to, an administrative penalty of no less than the dollar amount of the nightly rental rate of the property for each day the short-term rental is advertised and/or operated in violation of this chapter, or as permitted by Section **1.20.010** of this code, whichever is more, to the maximum extent allowed by the law.
- I. Short-term rentals shall not be permitted in dwelling units that are not compliant with applicable building and safety and/or environmental health requirements, or in non-habitable structures, tents, travel trailers, RVs, treehouses, yurts, or other provisions or structures not intended for primary occupancy.
- J. Only two renters are allowed per guestroom. This number does not include children three years and under.
- K. A maximum of one vehicle per guestroom shall be allowed, and the owner shall provide off-street parking for all such allowed vehicles, that the renter(s) shall utilize. The owner shall ensure that the parking limitations are included in short-term rental agreements and in all related advertisements.
- L. Outdoor amplified sound is prohibited.
- M. Quiet hours shall be from 9:00 p.m. to 7:00 a.m. The host shall ensure that the quiet hours are included in rental agreements and in all advertisements.
- N. Pets, if allowed by owner, shall be secured on the property at all times. Continual barking or other nuisances created by unattended pets are prohibited.
- O. Trash bins and recycling storage containers shall be required for all permitted short-term rentals and such bins and containers shall not be stored within public view.
- P. Outdoor fires are prohibited anywhere on the property during short-term rental stays with the exception of gas fire stoves and barbeques that have an on/off switch that is capable of immediately extinguishing the flame when turned to the "off" position.
- Q. Short-term rental activity is subject to, and the owner shall comply with, Inyo County Code Chapter **3.20**, Transient Occupancy Tax. The owner shall include the transient occupancy tax registration certificate number on all short-term rental agreements, and in any related advertisements.
- R. An address sign compliant with Chapter **18.75**, the county's sign ordinance, with a clearly legible, from the street, address number shall be included on each short-term rental.
- S. Any short-term rental permit issued pursuant to Ordinance No. 1304 is a three-year permit.
- T. A property owner shall notify the planning department at the time of sale of any property that has an associated short-term rental permit.



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U. Owners shall maintain insurance applicable to short-term rental activities on the dwelling in which short-term rentals are permitted.

(Ord. 1224 § 1, 2018; Ord. 1251 § 3, 2020; Ord. 1290 § 20, 2022; Ord. 1304, 4/2/2024)

## § 18.73.040. Permit application.

In order to obtain a permit authorizing short-term rentals under this chapter, the owner shall submit an application and any applicable fee for a permit to the planning director.

A. The application shall include:

1. Proof of ownership of the subject property;
2. Name, address, and contact information of the owner;
3. Name, address, and contact information of all other record owners of the subject property;
4. Name, address and contact information for the owner's local emergency contact representative in the event the owner is the manager and is unable to be contacted;
5. A site plan prepared on an eight and one-half-inch by 11-inch piece of paper showing that the required off-street parking spaces are provided, and the emergency access to the dwelling unit(s);
6. Proof that transient occupancy registration certificate for the subject property has been applied for and/or received;
7. A copy of the rules, regulations, and information that will be posted in a prominent place within six feet of the front door of the short-term rental;
8. A verified list of the names and addresses of the owners of all property within 300 feet of the exterior boundaries of the property proposed for the short-term rental as shown on the last adopted tax role of the county;
9. A deposit for the cost of the county mailing notice of permit applications received and granted to property owners and neighbors of proposed and approved short-term rentals within 300 feet of the subject property;
10. A planning department issued neighborhood acknowledgement form signed by each resident within three hundred feet of the proposed hosted rental. If the applicant is unable to obtain the required signatures, the applicant shall provide proof of his or her reasonable attempts to gather those signatures. The applicant shall also include and share a copy of the short-term rental rules with each resident contacted;
11. Proof of insurance applicable to short-term rental activities on the dwelling in which short-term rentals are permitted.

B. Incomplete applications shall be returned to the applicant with an explanation of what is required to make the application complete.

(Ord. 1224 § 1, 2018; Ord. 1251 § 4, 2020; Ord. 1304, 4/2/2024)

## § 18.73.050. Hosted rental permit review process.

A. The planning director shall review completed applications for hosted short-term rentals. The planning director shall not approve the application absent a finding that the use will comply with the requirements of this code and other applicable law. Approval of an application for a hosted rental shall be subject to the general requirements of Chapter **18.81** of this code.

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- B. As part of the hosted rental application review, the planning director shall consider any relevant comments received from neighboring residents and/or owners regarding the application. The planning director may add reasonable conditions to a hosted rental permit in order to prevent impacts of the short-term rental activities from being a nuisance to the surrounding properties, including, but not limited to, conditions related to specific parking requirements, noise reduction measures, garbage collection, and related property maintenance issues.
- C. The decision of the planning director may be appealed to the planning commission pursuant to Chapter **18.81** of this code. The planning commission shall review the application in the manner set forth for vacation rental applications in Section **18.73.040**.  
(Ord. 1224 § 1, 2018)

## § 18.73.060. Renewal process.

- A. Short-term rental permits issued pursuant to Ordinance No. 1304 are three-year permits, subject to, but not guaranteed, a renewal(s). Except for those permits revoked in accordance with other provisions of this chapter, short-term rental permits shall automatically expire three years after their issuance, plus the time to conduct a renewal review and approval. The renewal review period shall begin in the month of June during the third year of the permit term. A short-term rental permit may be renewed in accordance with this section.
- B. An application for renewal of a short-term rental permit shall be filed with the planning director in the manner prescribed by the director, in the month of June during the third year of the short-term rental permit term, along with any applicable renewal fee. If any of the documentation and information supplied by the property owner pursuant to Section **18.73.040** has changed since the issuance of the first permit, the owner shall submit updated information and documentation with the application for renewal and shall provide any other information the planning director may require. If the owner fails to timely submit the renewal application, any additional information and all associated fees, the short-term rental permit may not be timely renewed, and operations shall be suspended unless/until the renewal is approved.
- C. If the renewal application is incomplete, or if the planning director determines that additional information is required, the director will send notice to the owner in accordance with Section **18.73.040(B)** listing the items or information to be provided. The owner shall have 15 business days from the postmark or, if the applicant consents to email notice, email date of the notice to submit the listed items. If the owner fails to timely provide the items or information listed in a notice, then the renewal application will be denied as incomplete.
- D. Upon the time filing of a renewal application and of any missing or supplemental information under subsection **C** above, the short-term rentals under the existing permit may continue operating until the director has made a final determination on the application, unless the permit is otherwise revoked or suspended pursuant to this chapter.
- E. A permit shall be renewed by the director upon determination that the short-term rental meets the standards for grant of the application under Sections **18.73.030** and **18.73.040** and none of the conditions for denial set forth below are present:
  - 1. Grounds for Denial.
    - a. The maximum number of short-term rental permits allowed pursuant to Section **18.73.030(A)** has been reached at the time the application has been deemed complete by the planning director. This includes a maximum number that has been adjusted by the board during the term of the short-term rental permit.
    - b. Any of the circumstances outlined in Section 18.73.070(A)(3)(g).
    - c. The short-term rental has had more than three verifiable violation complaints.

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- d. The building or property where the short-term rental is located has active violations to any state or county code.
  - F. The planning director shall specify in writing the reason(s) for any denial of the renewal and shall send the written decision to the permittee in accordance with Section **18.73.040(B)** with an explanation that the decision shall become final in 10 calendar days of the postmark or, if the applicant consents to email notice, email date of the decision. unless the owner submits a completed appeal form to the department requesting a hearing, within 10 calendar days of the postmarked or emailed decision.
- (Ord. 1304, 4/2/2024)

## § 18.73.070. Permit modification and revocation.

- A. The planning director may initiate proceedings to revoke or modify a short-term rental permit as follows:
  - 1. Basis for Initiation. The planning director shall have the sole authority to determine if the violation(s) or complaint(s) stemming from a short-term rental are severe enough to merit the initiation of modification or revocation proceedings. There is no minimum number of complaints or violations that must occur before the planning director may begin modification or revocation proceedings. A single violation or complaint, if deemed to be serious enough, may be the basis for modification or revocation proceedings.
  - 2. Notice and Hearing. Upon determination by the planning director to begin proceedings under this section, the planning director shall schedule a hearing before the planning commission. A notice of the hearing shall be mailed via first class U.S. mail to the owner at the address provided in the short-term rental application. The notice shall specify the reason(s) for the modification or revocation and the term(s) of the short-term rental permit that the operator has violated. The notice shall also designate a time and place for the hearing before the planning commission. The hearing shall occur no sooner than 15 and no later than 45 calendar days following the mailing date of the notice. Parties may, at their election, consent in writing to receipt of documents via email.
  - 3. Conduct of Hearing.
    - a. Both parties shall be provided the opportunity to present oral evidence at the hearing via direct and cross examination.
    - b. Parties are encouraged to submit to the planning commission a written briefing summarizing their arguments and evidence prior to the hearing. Any party who provides a briefing or evidence to the planning commission prior to the hearing must also simultaneously serve such documents on the other party to the hearing. Written briefings or evidence must be submitted 48 hours prior to the hearing.
    - c. Failure to appear at the hearing shall constitute a waiver of any objections or claims advanced by either party.
    - d. The planning director shall bear the burden of proving by a preponderance of the evidence that the short-term rental has been operated in violation of the permit.
    - e. The rules of evidence shall not apply to the hearing; provided, however, that the chair of the planning commission may refuse to receive any evidence if its probative value is substantially outweighed by a danger of unfair prejudice, confusing the issues, undue delay, wasting time, or needlessly presenting cumulative evidence.
    - f. All parties to the hearing may be represented by an attorney.
    - g. At the conclusion of the hearing, the planning commission shall vote on the issue of revocation. The decision shall be based on a majority of the commissioners who are

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present. Should the planning commission vote to revoke the short-term rental permit, the planning commission shall make one or more of the following findings:

- i. The approval of the short-term rental permit was obtained by fraud or through the provision of false information;
  - ii. The short-term rental activity has been or is being conducted in violation of this chapter or other applicable law;
  - iii. The conditions of approval have been or are being violated;
  - iv. The short-term rental activity is occurring in a manner that constitutes a public nuisance as defined in Section **22.08.010** of this code;
  - v. Ownership of more than one parcel on which short-term rentals are permitted, non-payment of property taxes for the parcel on which the short-term rental is located, or non-payment of transient occupancy tax shall in itself be an automatic revocation of all of the owner's short-term rental permit(s).
4. Notice of Decision. A written notice of the planning commission's decision shall be prepared and mailed to the owner at the address specified in the application for approval within thirty business days of the close of the hearing. The notice shall contain a statement of the basis for the decision and the facts upon which the decision was made as well as a statement directing the owner to immediately cease using the property for short-term rentals, and that failure to cease such use may be subject to further legal action and/or enforcement proceedings, including, but not limited to, an administrative penalty of no less than the dollar amount of the nightly rental rate of the property for each day the short-term rental is advertised and/or operated in violation of this chapter, or as permitted by Section **1.20.010** of this code, whichever is more, to the maximum extent allowed by law.
  5. Award of Monetary Penalties. The planning director may request that the planning commission impose financial penalties on the operator of the short-term rental. If the planning director requests financial penalties, the notice of hearing shall include a statement to that effect and the planning director shall provide to the operator all evidence on which he or she will base the request and the precise amount sought at least five business days prior to the hearing. Any penalties awarded by the planning commission shall not exceed \$5,000. For each subsequent permit revocation for the same operator, the maximum possible penalty shall increase by \$5,000.
- B. Warning Letters. The planning director or his or her designee may, in lieu of commencing formal revocation proceedings, send the operator of the short-term rental a warning letter informing the operator of any complaints or violations pertaining to the short-term rental and demanding immediate correction. The planning director is not obligated to send any warning letters prior to commencing revocation proceedings. The planning director shall have sole discretion to determine whether a complaint or violation merits a warning letter or the initiation of formal modification/revocation proceedings.

(Ord. 1224 § 1, 2018; Ord. 1251 § 6—8, 2020; Ord. 1304, 4/2/2024)

## § 18.73.080. Violation and complaint.

Nuisance complaints regarding short-term rental activity on a parcel permitted pursuant to this chapter will generally be directed to the owner or owner's designated representative identified in the short-term rental permit and the house rules posted on site and sent to property owners within 300 feet of the short-term rental. The owner, or designated representative of short-term rentals shall be responsible for contacting the tenant to correct the problem, including visiting the site if necessary, to ensure that the issue is been corrected. The owner or owner's designated representative must provide a written report to the Inyo County planning department within three days of being informed of the complaint. This report must detail the actions that the operator took to respond to the complaint and the changes, procedures,

# EXHIBIT 1

or rules that the operator has implemented to ensure that complaints of a similar nature do not arise again. Failure to respond to complaints or provide the required written report to the planning department shall be considered a violation of this section, and shall be subject to the provisions of Section **18.73.070**.

(Ord. 1224 § 1, 2018; Ord. 1251 § 9, 2020; Ord. 1304, 4/2/2024)

## **EXHIBIT 2A**

# EXHIBIT 2A

2660 Highland Dr, Bishop, CA 93514, USA

NON-COMPLIANT



Compliance Reason

Assessor record identified and we don't find a registration

Owner Information

FOROUDI, A DAVID & BANAFSHEH  
93329 HILLCREST LANE  
NORTH BEND, OR 97459, US

Identified Address

2660 Highland Dr  
Bishop, CA 93514, USA

Parcel Number

01119202

Registration Number

Not registered

 AIR45243270

URL

<https://www.airbnb.com/rooms/45243270>

Listing status

Active

Listing ID

air45243270

Listing title

E.V. Charger. Discount 20% Weekly, 30% Monthly

Platform name

Airbnb

Bedrooms

3

Cleaning fee in USD

Daily rate in USD

Host provided name

David

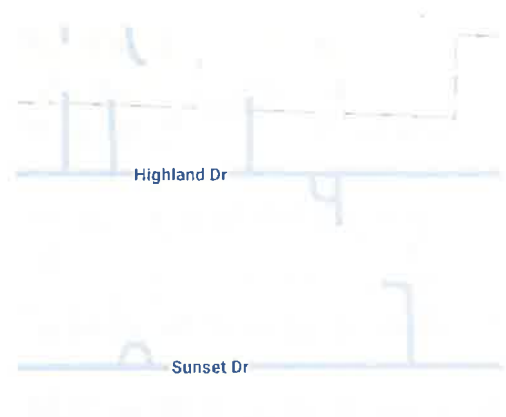
Max people per bedroom

2


Max sleeping capacity

6

# EXHIBIT 2A



37.353053, -118.425945 (Lat, Long)

Min nights	2
Property type	house
Review count	29
Listing room type	entire_home
Bathrooms	2
View screenshot history	
View match details	



# EXHIBIT 2A

## Activity Timeline

Date	Activity	Details
07/21/2025	Documented Stay	3 Documented Stays
06/18/2025	Documented Stay	4 Documented Stays
05/04/2025	Documented Stay	2 Documented Stays
04/29/2025	Documented Stay	3 Documented Stays
03/29/2025	Documented Stay	1 Documented Stay
01/05/2025	Documented Stay	4 Documented Stays
12/30/2024	Documented Stay	3 Documented Stays
11/17/2024	Documented Stay	1 Documented Stay
09/02/2024	Documented Stay	2 Documented Stays
08/13/2024	Documented Stay	1 Documented Stay
07/28/2024	Documented Stay	1 Documented Stay
06/28/2024	Listing Inactive	Listing fli13445482 Removed
12/01/2023	Documented Stay	1 Documented Stay
07/16/2023	Listing Active	Listing air45243270 Reposted
07/10/2023	Listing Inactive	Listing air45243270 Removed
07/08/2023	Documented Stay	1 Documented Stay
04/30/2023	Documented Stay	1 Documented Stay
04/24/2023	Listing Active	Listing air45243270 Reposted
04/21/2023	Listing Inactive	Listing air45243270 Removed

# EXHIBIT 2A

04/02/2023	Listing Active	Listing air45243270 Reposted
04/02/2023	Listing Inactive	Listing air45243270 Removed
03/30/2023	Listing Active	Listing air45243270 Reposted
03/29/2023	Listing Inactive	Listing air45243270 Removed
03/23/2023	Listing Active	Listing air45243270 Reposted
03/23/2023	Listing Inactive	Listing air45243270 Removed
03/17/2023	Listing Active	Listing air45243270 Reposted
03/14/2023	Listing Inactive	Listing air45243270 Removed
03/01/2023	Listing Active	Listing air45243270 Reposted
02/26/2023	Listing Inactive	Listing air45243270 Removed
02/20/2023	Listing Active	Listing air45243270 Reposted
02/16/2023	Listing Inactive	Listing air45243270 Removed
02/10/2023	Listing Active	Listing air45243270 Reposted
02/07/2023	Listing Inactive	Listing air45243270 Removed
01/01/2023	Documented Stay	1 Documented Stay
12/23/2022	Listing Active	Listing air45243270 Reposted
12/20/2022	Listing Inactive	Listing air45243270 Removed
11/27/2022	Documented Stay	1 Documented Stay
11/25/2022	Listing Active	Listing air45243270 Reposted
11/22/2022	Listing Inactive	Listing air45243270 Removed
11/12/2022	Listing Active	Listing air45243270 Reposted
11/09/2022	Listing Inactive	Listing air45243270 Removed

# EXHIBIT 2A

10/16/2022	Listing Active	Listing air45243270 Reposted
10/13/2022	Listing Inactive	Listing air45243270 Removed
09/29/2022	Documented Stay	1 Documented Stay
08/09/2022	Listing Active	Listing air45243270 Reposted
08/06/2022	Listing Inactive	Listing air45243270 Removed
07/31/2022	Listing Active	Listing air45243270 Reposted
07/28/2022	Listing Inactive	Listing air45243270 Removed
07/25/2022	Listing Active	Listing air45243270 Reposted
07/22/2022	Listing Inactive	Listing air45243270 Removed
07/21/2022	Listing Active	Listing air45243270 Reposted
07/19/2022	Listing Inactive	Listing air45243270 Removed
07/02/2022	Listing Active	Listing air45243270 Reposted
06/26/2022	Listing Inactive	Listing air45243270 Removed
06/20/2022	Listing Active	Listing air45243270 Reposted
06/17/2022	Listing Inactive	Listing air45243270 Removed
03/13/2022	Documented Stay	1 Documented Stay
01/13/2022	Listing Active	Listing air45243270 Reposted
01/13/2022	Listing Inactive	Listing air45243270 Removed
01/10/2022	Listing Active	Listing air45243270 Reposted
01/06/2022	Listing Inactive	Listing air45243270 Removed
01/03/2022	Listing Active	Listing air45243270 Reposted
01/03/2022	Listing Inactive	Listing air45243270 Removed

# EXHIBIT 2A

01/01/2022	Documented Stay	1 Documented Stay
12/25/2021	Listing Active	Listing air45243270 Reposted
12/22/2021	Listing Inactive	Listing air45243270 Removed
10/01/2021	Documented Stay	1 Documented Stay
09/06/2021	Listing Identified	Listing fli13445482 Identified
08/21/2021	Listing Active	Listing fli13445482 First Activity
08/21/2021	Listing Crawled	Listing fli13445482 First Crawled
08/01/2021	Documented Stay	1 Documented Stay
07/19/2021	Listing Active	Listing air45243270 Reposted
07/13/2021	Documented Stay	1 Documented Stay
06/04/2021	Listing Inactive	Listing air45243270 Removed
04/24/2021	Documented Stay	2 Documented Stays
03/06/2021	Documented Stay	1 Documented Stay
01/25/2021	Listing Identified	Listing hma321.2056870.2621402 Identified
01/21/2021	Documented Stay	1 Documented Stay
12/18/2020	Documented Stay	1 Documented Stay
10/10/2020	Listing Identified	Listing air45243270 Identified
09/03/2020	Listing Crawled	Listing hma321.2056870.2621402 First Crawled
09/03/2020	Listing Crawled	Listing air45243270 First Crawled
09/03/2020	Listing Active	Listing air45243270 First Activity
09/01/2020	Listing Active	Listing hma321.2056870.2621402 First Activity

Total Rows: 84

# EXHIBIT 2A



Anywhere

Any week

Add guests



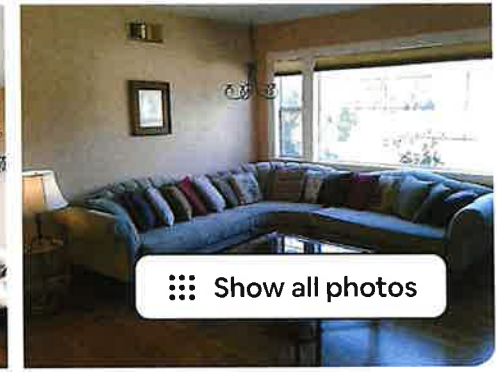
E.V. Charger. Discount 20% Weekly, 30% Monthly




[Share](#)



[Save](#)



 [Show all photos](#)

# EXHIBIT 2A

## Entire home in Bishop, California

6 guests · 3 bedrooms · 3 beds · 2 baths



**4.93**  
★★★★★

**29**  
Reviews



**Hosted by David**

Superhost · 5 years hosting



**1-hour drive to Kings Canyon National Pk**

This home is near the national park.



**Self check-in**

Check yourself in with the keypad.



**Extra spacious**

Guests love this home's spaciousness for a comfortable stay.

### Add dates for prices

**CHECK-IN**  
Add date

**CHECKOUT**  
Add date

**GUESTS**  
1 guest



Check availability



[Report this listing](#)

Pristine sparkling clean, light & bright & airy, lots of privacy.

Fully furnished, including high speed one Gbps Fiber Optics internet & DirecTV.

Very quiet & relaxing neighborhood.

Note-1: Strictly, NO pets and NO smoking. No exceptions, since owner has severe allergies. Service animals MUST be declared....

# EXHIBIT 2A

Show more

## Where you'll sleep

1 / 2



**Bedroom 1**

1 queen bed



**Bedroom 2**

1 queen bed

## What this place offers



Mountain view



Kitchen



Wifi

# EXHIBIT 2A



Dedicated workspace



Free driveway parking on premises – 4 spaces



50 inch HDTV with Roku, premium cable



EV charger - level 2



Free washer – In unit



Free dryer – In unit



Exterior security cameras on property

[Show all 63 amenities](#)

## Select check-in date

Add your travel dates for exact pricing

S M T W T F S S M T W T F S





# EXHIBIT 2A

July 2025

August 2025

2

4

1

6

7

8

9

10

44

12

3

4

5

6

7

8

9

### Clear dates

# 4.93

## Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

### Overall rating

5  
4  
3  
2  
1

### Cleanliness

## 4.9



## Accuracy

## 5.0



## Check-in

## 5.0



## Communication

## 5.0



### Location

## 5.0



Value

## 4.5



# EXHIBIT 2A

**Jennifer**

Kingman, Arizona

★★★★★ · 1 week ago · Stayed with kids

The home gave us plenty of room to spread out and feel at home. Room for family members to stop by and catch up. The view from sunroom to back yard ...

[Show more](#)

**James**

1 year on Airbnb

★★★★★ · 3 weeks ago · Stayed a few nights

We are a repeat customer and will be back again. The house is located so we can easily get to our favorite trout and bass fishing spots. And we always set asid...

[Show more](#)

**Theodore**

New York, New York

★★★★★ · April 2025 · Stayed about a week

Beautiful place, had everything we needed for a great price, and it was in a convenient location to explore everything we wanted to in Bishop. The occasional a...

[Show more](#)

**Marco**

Corona, California

★★★ · June 2025 · Stayed a few nights

Overall the house is very nice, for the most part it is outdated but it is kept very clean. Our biggest complaint was that the AC in the master bed was not...

[Show more](#)

**Robert**

Prescott, Arizona

★★★★★ · 4 weeks ago · Stayed about a week

Loved staying at David's place. Very well equipped, comfortable furniture, exceptionally comfortable beds. Great backyard with pond, ducks, even a great ...

[Show more](#)

**Edward**

Stanford, California

★★★★★ · June 2025 · Stayed a few nights

A great option in Bishop! We really enjoyed the space, the location, and the tranquil backyard. David was very easy to communicate with.

Show all 29 reviews

[Learn how reviews work](#)

# EXHIBIT 2A

**Where you'll be**

Bishop, California, United States

We verified that this listing's location is accurate. [Learn more](#)

# EXHIBIT 2A

## Neighborhood highlights


Very quiet and private neighborhood. You will notice the large front setbacks from curb-side that is unique to this street. Ideal for walking, biking, and so forth with views of High Sierra mountains.

[Show more](#) >

## Meet your host



**David**

 Superhost

**66**

Reviews

**4.95★**

Rating

**5**

Years hosting

### David is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

### Host details

Response rate: 100%

Responds within an hour

### Message host



To help protect your payment, always use Airbnb to send money and communicate with hosts.

# EXHIBIT 2A

## Things to know

### House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

6 guests maximum

[Show more](#) >

### Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

[Show more](#) >

### Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

[Airbnb](#) > [United States](#) > [California](#) > [Inyo County](#) > [Bishop](#)

## Explore other options in and around Bishop

### Southern California

Vacation rentals

### Los Angeles

Vacation rentals

### Stanton

Vacation rentals

### Northern California

Vacation rentals

### Las Vegas

Vacation rentals

### Channel Islands of California

Vacation rentals

### San Francisco Bay Area

Vacation rentals

### San Francisco

Vacation rentals

### Gold Country

Vacation rentals

## Other types of stays on Airbnb

# EXHIBIT 2A

Bishop vacation rentals

Bishop monthly stays

House vacation rentals in Bishop

House vacation rentals in California

House vacation rentals in United States

House vacation rentals in Inyo County

Vacation rentals with outdoor seating in Inyo C...

Vacation rentals with outdoor seating in Califor...

Family-friendly vacation rentals in United States

## Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

## Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

## Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

## **EXHIBIT 2B**

# EXHIBIT 2B

E.V. Charger. Discount 20% Weekly, 30% Monthly

 [Share](#)  [Save](#)



Entire home in Bishop, California

6 guests · 3 bedrooms · 3 beds · 2 baths



4.93  
★★★★★

29  
Reviews



**Hosted by David**

Superhost · 5 years hosting



**1-hour drive to Kings Canyon National Pk**

This home is near the national park.



**Self check-in**

Check yourself in with the keypad.



**Extra spacious**

Guests love this home's spaciousness for a comfortable stay.

Add dates for prices

CHECK-IN  
Add date

CHECKOUT  
Add date

GUESTS  
1 guest



[Check availability](#)



[Report this listing](#)



# EXHIBIT 2B

Pristine sparkling clean, light & bright & airy, lots of privacy.

Fully furnished, including high speed one Gbps Fiber Optics internet & DirecTV.

Very quiet & relaxing neighborhood.

Note-1: Strictly, NO pets and NO smoking. No exceptions, since owner has severe allergies. Service animals MUST be declared....

Show more

---

## Where you'll sleep

1 / 2



**Bedroom 1**

1 queen bed



**Bedroom 2**

1 queen bed

---

## What this place offers



Mountain view



Kitchen



Wifi



Dedicated workspace



Free driveway parking on premises – 4 spaces



50 inch HDTV with Roku, premium cable



EV charger - level 2

# EXHIBIT 2B



Free washer – In unit



Free dryer – In unit

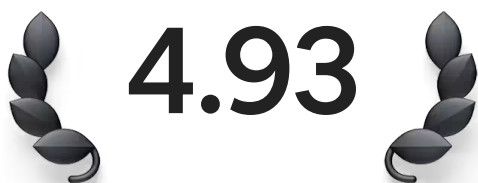
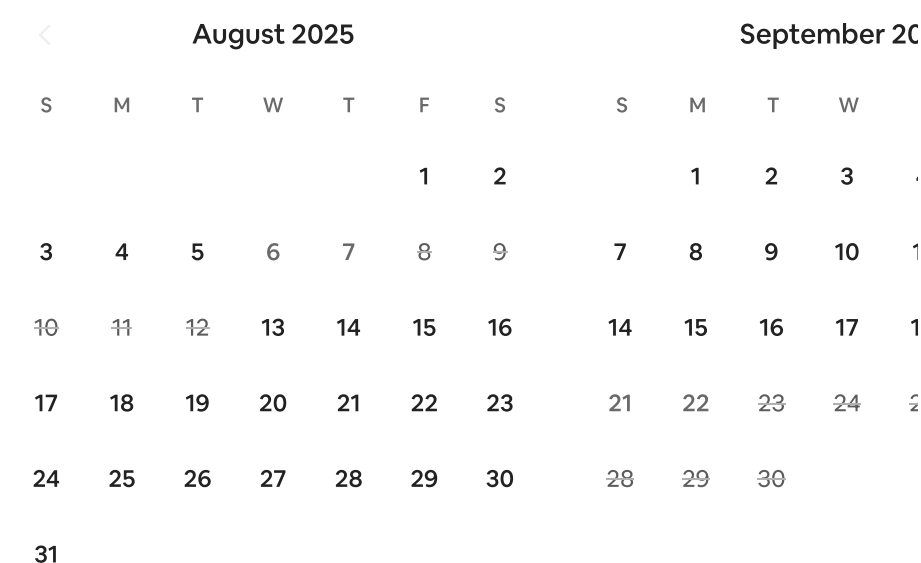


Exterior security cameras on property

Show all 63 amenities

## Select check-in date

Add your travel dates for exact pricing



## Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5

Cleanliness

4.9

Accuracy

5.0

Check-in

5.0

Communication

5.0

Location

5.0

Value

4.5

# EXHIBIT 2B

4  
3  
2  
1



**Jennifer**

Kingman, Arizona

★★★★★ · 1 week ago · Stayed with kids

The home gave us plenty of room to spread out and feel at home. Room for family members to stop by and catch up. The view from sunroom to back yard was stunning! The neighborhood was quite. The house was fully equipped with all bedding, pillows, sheets, towels, cookware, dishes, utensils, etc. It was nice having a dishwasher and washer and...

[Show more](#)



**Marco**

Corona, California

★★★★★ · June 2025 · Stayed a few nights

Overall the house is very nice, for the most part it is outdated but it is kept very clean. Our biggest complaint was that the AC in the master bed was not blowing at all and it wasn't a big deal until the last night when the weather got hotter and it wasn't very uncomfortable, hopefully the host gets that fixed. The host was great to deal with and very ...

[Show more](#)



**James**

1 year on Airbnb

★★★★★ · 3 weeks ago · Stayed a few nights

We are a repeat customer and will be back again. The house is located so we can easily get to our favorite trout and bass fishing spots. And we always set aside one night for sushi in town.

House is clean and nicely maintained both inside and out with nice fruit trees in the front and back yards. The ...

[Show more](#)



**Robert**

Prescott, Arizona

★★★★★ · July 2025 · Stayed about a week

Loved staying at David's place. Very well equipped, comfortable furniture, exceptionally comfortable beds. Great backyard with pond, ducks, even a great heron landed in the yard during our stay. David very responsive, making sure we could charge the car and checking with me after checking in. Also giving recommendations for hiking, etc. ...

[Show more](#)



**Theodore**

New York, New York

★★★★★ · April 2025 · Stayed about a week

# EXHIBIT 2B

Beautiful place, had everything we needed for a great price, and it was in a convenient location to explore everything we wanted to in Bishop. The occasional ant found its way into the home, but they did have supplies for pests so it didn't bother us much. Would absolutely stay again.

[Show more](#)



**Edward**

Stanford, California

★★★★★ · June 2025 · Stayed a few nights

A great option in Bishop! We really enjoyed the space, the location, and the tranquil backyard. David was very easy to communicate with.

Show all 29 reviews

[Learn how reviews work](#)

---

## Where you'll be

Bishop, California, United States

We verified that this listing's location is accurate. [Learn more](#)

# EXHIBIT 2B

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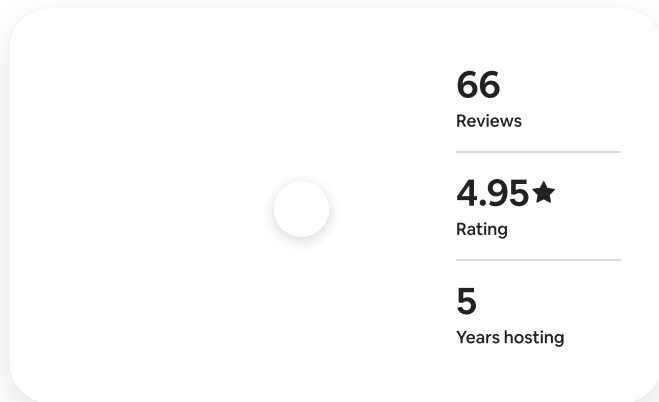
## Neighborhood highlights

Very quiet and private neighborhood. You will notice the large front setbacks from curb-side that is unique to this street. Ideal for walking, biking, and so forth with views of High Sierra mountains.

[Show more](#) >

---

## Meet your host



### David is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

### Host details

Response rate: 100%  
Responds within an hour

[Message host](#)



To help protect your payment, always use Airbnb to send money and communicate with hosts.

---

## Things to know

House rules

# EXHIBIT 2B

Check-in after 4:00 PM

Checkout before 11:00 AM

6 guests maximum

[Show more](#) >

## Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

[Show more](#) >

## Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

---

[Airbnb](#) > [United States](#) > [California](#) > [Inyo County](#) > [Bishop](#)

---

## Explore other options in and around Bishop

### Southern California

Vacation rentals

### Stanton

Vacation rentals

### Las Vegas

Vacation rentals

### San Francisco Bay Area

Vacation rentals

### Gold Country

Vacation rentals

### Los Angeles

Vacation rentals

### Northern California

Vacation rentals

### Channel Islands of California

Vacation rentals

### San Francisco

Vacation rentals

## Other types of stays on Airbnb

Bishop vacation rentals

House vacation rentals in Bishop

House vacation rentals in United States

Bishop monthly stays

House vacation rentals in California

House vacation rentals in Inyo County

# EXHIBIT 2B

Vacation rentals with outdoor seating in Inyo County

Vacation rentals with outdoor seating in California

Family-friendly vacation rentals in United States

## Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

---

## Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

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Airbnb-friendly apartments

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Find a co-host

---

## Airbnb

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Airbnb.org emergency stays

**EXHIBIT 2C**





Get the app

USD

Trip Boards

List your property

Help

My trips

Sign in

See all properties

Share

Save



Overview

Amenities

Policies

Entire home

# Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.

9.8 Exceptional

See all 11 reviews

3 bedrooms

2 bathrooms

Sleeps 6

1800 sq ft

## Popular amenities

Outdoor Space

Fireplace

Dryer

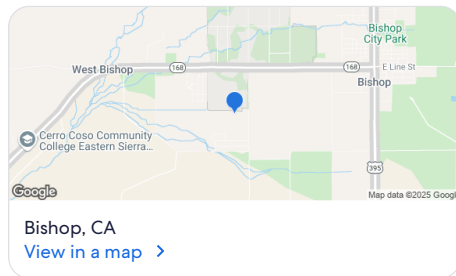
Parking available

Air conditioning

Washer

See all property amenities

## Explore the area



- Paiute Palace Casino 4 min drive
- Little Lakes Valley Trail 5 min drive
- Bishop City Park 6 min drive
- Bishop, CA (BIH-Eastern Sierra Regional) 10 min drive

See all about this area

Free cancellation  
Before Mon, Aug 18

Your dates are available

Start date  
Sep 1

End date  
Sep 20

Travelers  
2 travelers

Weekly stay \$1,330 off

**\$314** ~~\$384~~  
\$5,974 for 19 nights  
All fees included

Starting at \$290/mo or 0% APR with **affirm**. [Learn more](#)

Request to book

You will not be charged yet

Contact host

Property # 2056870

Manage your booking faster when signed in

Sign in

Learn more

## Rooms & beds

3 bedrooms (sleeps 6)

Bedroom 2

Bedroom 3

Master Suite



1 Queen Bed



1 Queen Bed



1 King Bed

## 2 bathrooms

### Bathroom 2



Bidet · Toilet · Shower only

### Master bathroom



Bathtub · Bidet · Toilet · Shower only

## Spaces



Deck or patio



Porch or lanai



Kitchen



Office



Separate dining area



Outdoor play area



Garden



Dining area

[See all rooms and beds details](#)

## About this property

### Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.

Pristine and sparkling clean, light & bright, and airy. Very relaxing and very private property.

Fully furnished, including Fiber Optics internet WIFI with speed of one GBPM, DirecTV, and air-conditioning, in addition to the efficient Evaporative-Water-Master-Cooler and ceiling fans. Very quiet neighborhood. Lots of privacy for sharing your stay with friends and family--since Master suite is on one side of the house and the other bedrooms are on the other side of living quarters. Large pond and running streams in the backyard.

Fast Charger, 240 Volts, 50 AMP, for Electric Vehicles.

Note-1: Absolutely no pets and no smoking inside the house. No exceptions and strictly enforced. I have severe medical allergies to pets. Service animals MUST be declared prior to reservation/booking.

NOTE-2: We have another Vacation-Rental-property, VRBO Property ID # 1920101, located in beautiful North-Bend / Coos Bay in South-Western Oregon Coast with Ocean, Bay, mountains, and City views.

### Property manager



David

### Languages

English

## Amenities



Kitchen



Dryer



Air conditioning



Washer



Free WiFi



Outdoor Space

[See all 91 amenities](#)

Have a question?

Beta

Get instant answers with AI powered search of property information and reviews.

Ask a question  
Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 11:00 AM

Children

Children allowed: ages 0-17

No Pond wading/swimming due to sinking/soft bottom

Events

No events allowed

Pets

No pets allowed

Smoking

Smoking is not permitted

If a guest wants to bring a service animal, this is to be discussed prior to booking with owner due to owner having severe medical allergies to pets

No Street parking. Parking on driveway ONLY. QUIET hours 9 pm to 7 am.

[See more](#)

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation



Before  
Aug 18

Full refund

Cancel your reservation before Aug 18 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before  
Aug 25

Partial refund

If you cancel your reservation before Aug 25 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After  
Aug 25

No refund  
After that, you won't get a refund.

## Important information

### You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Long-term renters welcome

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Safety features at this property include a fire extinguisher

## Frequently asked questions

- ✓ Is Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY. pet-friendly?
- ✓ What time is check-in at Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.?
- ✓ What time is check-out at Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.?
- ✓ Where is Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY. located?

### Reviews

9.8/10

Exceptional

11 verified reviews ⓘ

8/10 Good

Very beautiful yard. House was perfect for what we needed. Coffee was not good. Great location.

[See more](#)

Keri D.  
Jun 26, 2025

10/10 Excellent

We had a wonderful time for our two-night weekend stay. The beds were comfortable and the house was spacious The kitchen was just about the most well-stocked kitchen I've ever had in a rental. The kids love the backyard, and we all loved watching the ducks visit the pond in the...

[See more](#)

Kristin D.  
May 22, 2025

10/

Ou  
ren  
insi  
her

[See](#)

Edu  
Feb

[See all 11 reviews](#)

## About the host



David

[See host profile](#)

10/10

Communication rating

83%

Acceptance rate

10/10

Ease of check-in

Languages English

Contact host

Similar properties to Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.



Entire Luxury 3 bedroom  
Victorian Home ready for your...  
Bishop

Walk to Little Lakes Valley Trail

-  Kitchen
-  Washer
-  Dryer

10.0 21 reviews

~~\$456~~ **\$416**  
per night  
\$7903 for 19 nights  
All fees included

# EXHIBIT 2C

### **EXHIBIT 3**

# EXHIBIT 3



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

Phone: (760) 878-0263  
FAX: (760) 872-2712  
E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)

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**June 23, 2025**

David and Pasha Foroudi  
2660 Highland Drive  
Bishop, CA 93514  
[adforoudi@gmail.com](mailto:adforoudi@gmail.com)

RE: Commencement of Revocation/Modification Proceedings for Permit HSTR 2024-03/Foroudi

Dear Mr. Foroudi:

Pursuant to permit HSTR 2023-03/Foroudi ("the HSTR Permit"), you operate a hosted short-term rental ("HSTR") at 2660 Highland Drive in Bishop, CA. The Planning Department has recently received credible evidence that you are operating your HSTR in violation of the terms of the HSTR Permit. Specifically, the evidence suggests that you are not complying with Inyo County Code section 18.73.030(B), which requires that all short-term rentals be hosted rentals. Per Inyo County Code section 18.73.010, "'Hosted rental' means a short-term rental of a room(s) within a dwelling where the owner or a designated representative of the owner resides on the parcel where the rental occurs, during the duration of the transient renter(s) stay."

The evidence that suggests that you are violating the conditions of the HSTR Permit #2024-03/Foroudi is as follows:

On June 13<sup>th</sup> Planning Director Cathreen Richards conducted a review of the county's short-term rental status through the short-term compliance software program, Granicus. Based on this review you have been renting your home at 2660 Highland Drive in Bishop, CA as a "whole house" rental, when your permit clearly states that it is for a hosted rental. This was further verified on June 18, 2025, when code compliance officer Tehauna Tiffany visited the property and asked your guests if there was or had been, at any time during their stay, a host on site, and they answered "no". You have had many conversations with planning staff and County Supervisors over what a hosted rental means in the context of the County's short-term rental program. Further, staff believes you are knowingly operating in violation of your permit because: 1) your permit clearly states that it is for a hosted-short-term rental, 2) what "Hosted" means was explained to you, again, when you applied for the permit, and 3) you clearly marked the hosted-short-term rental box on your application and identified a "host bedroom" on your application interior site plan.

You must cease all short-term rental activity upon receipt of this letter or provide sufficient evidence that a host is in the house during your rentals. Failure to comply with the conditions of HSTR 2024-03/Foroudi may cause revocation of the permit and monetary penalties up to \$5,000.



# EXHIBIT 3

For further communication regarding this letter, please contact Tehauna Tiffany, Code Compliance Officer at: [ttiffany@inyocounty.us](mailto:ttiffany@inyocounty.us) or 760-878-0468

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cathreen Richards', with a stylized, cursive script.

Cathreen Richards  
Planning Director

Cc (via email):      Scott Marcellin, Third District Supervisor  
                             Todd Vogel, Third District Planning Commissioner  
                             Christian Milovitch, Assistant County Counsel

## **EXHIBIT 4**



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

Phone: (760) 878-0263  
E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)

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July 17, 2025

2660 Highland Drive  
Bishop, CA 93514  
[adforoudi@gmail.com](mailto:adforoudi@gmail.com)

**VIA CERTIFIED FIRST CLASS MAIL AND EMAIL**

**RE: Notice of Commencement of Revocation/Modification Proceedings (Inyo County Code §18.73.070) for Permit HSTR 2024-03/Foroudi and Imposition of Administrative Fines (Inyo County Code §18.73.070(A)(5))**

Dear Ms. Jauregui and Mr. Foroudi:

Pursuant to permit HSTR 2024/03 Foroudi (the "Permit"), you operate a hosted short-term rental ("HSTR") at 2660 Highland Drive in Bishop, CA. The Inyo County Planning Department has recently received credible evidence that you are operating your HSTR in violation of the terms of the Permit. The alleged violations are as follows:

- Violation of Inyo County Code ("ICC") §18.73.030(C), which requires all short-term rentals be "hosted" rentals. ICC 18.73.010 defines a "hosted rental" as "a short-term rental of a room(s) within a dwelling where the owner or a designated representative of the owner resides on the parcel where the rental occurs, during the duration of the transient renter(s) stay."

The evidence suggests that you have rented to short-term guests on several occasions with no host present on the Property, and that you advertise your short-term rental as a "whole house" without mention of an on-site host.

- Violation of ICC §18.73.030(C)-(D), which provides that "Each short-term rental shall have an owner or designated representative readily available to handle any questions or complaints during all short-term rental activities. Any change to the contact information for the owner or owner's designated representative shall immediately be provided in writing to the Inyo County planning department, to neighboring properties within 300 feet of the short-term vacation rental, and on any postings required by this

# EXHIBIT 4

chapter.”

The evidence suggests that on or about July 10, 2025, you informed County staff that it mailed a previous violation letter to the wrong address, but no records indicate that you have ever sent a written request to the County to update your address or to all neighbors within 300 ft. of your property.

The County’s determination that you are in violation of these code sections (and the terms of the Permit), is supported by the following evidence:

- On June 13, 2025, the County’s short-term rental compliance software program, Granicus, indicated that you have been renting your home at 2660 Highland Drive in Bishop, CA as a “whole house” rental, when the Permit explicitly states that it is for a “hosted rental.”
- This was further verified on June 18, 2025, when the County’s Code Compliance Inspector, Tehuana Tiffany, visited the property and asked the guests if there was, or had been, at any time during their stay, a host on site. The guests indicated that no such host was or had been present during their stay.
- The County, through various staff and Supervisors, has had numerous conversations with you about the definition of “hosted rental” in the Inyo County Code in the context of the County’s short-term rental program and the Permit.
- Based on the following, the County alleges you are continuing to knowingly operate your hosted short-term rental in violation of the Permit terms:
  - The Permit explicitly states that it is for a hosted short-term rental;
  - County staff has apprised you several times of the County’s definition of “Hosted rental;”
  - The Permit application, which was submitted and signed by you, reflects that the “hosted short-term rental” box was checked and a “host bedroom” was identified on the interior site plan submitted along with your application;
  - On June 20, 2025, you contacted Ms. Tiffany regarding her visit to the property on June 18, 2025. During that conversation, Ms. Tiffany explained to you that you were operating your short-term rental in violation of the Inyo County Code and the terms of the Permit. You responded by stating that your guests don’t like having a host on site, thereby implicitly confirming that you are indeed operating your hosted-short term rental without a host;

# EXHIBIT 4

- On June 23, 2025, the County sent you a letter identifying violations regarding the operation of your hosted short-term rental and demanded that operations cease or that evidence be provided to confirm that a host is on the property during bookings;
- On June 30, 2025, Ms. Tiffany visited the property at 2660 Highland Drive in Bishop, CA, and spoke with the renter who stated he had been there for almost a week and there had been no host on site at any time during his stay; and
- On July 10, 2025 you spoke on the phone with Ms. Tiffany and Senior Planner, Danielle Visuano. During this conversation staff again informed you that you are operating your hosted short-term rental in violation of the Inyo County Code and the terms of the Permit. You responded that you refuse to cease all operations because you would have to pay fees to cancel reservations and you insisted on speaking with Planning Director Cathreen Richards.

During this same conversation you stated that the County mailed your violation letter to the wrong address, yet you have never sent a written request to the County to update your address, or to your neighbors within 300 feet, as required by the Inyo County Code. This conversation again shows your unwillingness to come into compliance with the terms of the Permit.

Based on the above, and pursuant to Inyo County Code 18.73.070, the Planning Director has found you to be in blatant violation of the terms of your hosted short-term rental permit. Accordingly, **a hearing has been set in front of the Inyo County Planning Commission to consider the revocation or modification of Permit HSTR 2024-03/Foroudi and for the imposition of Administrative Fines pursuant to ICC §18.73.070(A)(5).**

**The hearing has been set as follows:**

**DATE:** Wednesday August 27, 2025  
**TIME:** 10:00 AM  
**LOCATION:** The County Administrative Center:  
224 N. Edwards St., Independence, CA 93526

The hearing will be conducted in accordance with ICC 18.73.070(A)(3). You have the right to rebut the County's evidence, either by mail or in person, and provide a written brief summarizing your arguments and evidence. If you choose to submit rebuttal evidence in person, please bring hard copies of all material to the hearing which will occur on the date and time noted directly above.

# EXHIBIT 4

If you choose to submit written rebuttal evidence by mail, you must mail the evidence to the Inyo County Planning Department, PO Drawer L, Independence, CA 93526. Any mailed evidence must be received by the Planning Department at least 48 hours before the hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cathreen Richards', written in a cursive style.

Cathreen Richards  
Planning Director

Cc (via email):      Scott Marcellin, Third District Supervisor  
                             Todd Vogel, Third District Planning Commissioner  
                             Christian Milovitch, Assistant County Counsel  
                             Danielle Visuano, Senior Planner

## **EXHIBIT 5**

# EXHIBIT 5



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

**Phone: (760) 878-0263  
FAX: (760) 872-2712  
E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)**

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## PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN the Inyo County Planning Commission will hold public hearings Wednesday, August 27, 2025 at 10:00 a.m. to consider the following:

**Commencement of Revocation/Modification Proceedings (Inyo County Code §18.73.070) for Permit HSTR 2024-03/Foroudi and Imposition of Administrative Fines (Inyo County Code §18.73.070(A)(5))**

On June 13, 2024, the applicants, David and Pasha Foroudi and Natalie Jauregui, were approved for a Hosted Short-Term Rental Permit (HSTR 2024-03/Foroudi) to operate a short-term rental located at 2660 Highland Drive in the community of West Bishop (Notice of Decision attached). All HSTR permits are subject to the Short-term Rental General Requirements codified at Inyo County Code Chapter 18.73.030. David and Pasha Foroudi and Natalie Jauregui have failed to meet these requirements. Conversations with Mr. David Foroudi have also indicated that they are not willing to operate in compliance with their permit, and therefore, staff are recommending the revocation of HSTR 2024-03/Foroudi. This action is Exempt from CEQA under 15321-Enforcement Actions by Regulatory Agencies.

Written comments and all questions should be addressed to the Inyo County Planning Department, P. O. Drawer "L", Independence, CA 93526. Please contact the Inyo County Planning Department if you have any questions regarding this project at the Courthouse Annex, in Independence during business hours, or phone (760) 878-0263. Project materials are posted on the Planning Department website at: [www.inyoplanning.org](http://www.inyoplanning.org) under "Current Projects."