



**Planning Department
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AGENDA ITEM NO.: 5 (Action Item and Public Hearing)

PLANNING COMMISSION

MEETING DATE: October 22, 2025

SUBJECT: Tentative Parcel Map 432 and Zone
Reclassification 2025-02/Wilson

EXECUTIVE SUMMARY

The applicant, Dwayne Wilson, has submitted an application to subdivide a parcel located at 250 Panorama Drive in Bishop. The entire parcel has an area of approximately 3 acres (130,468 square feet), is currently zoned R-1 Districts – One Family Residences with a 1.0-acre minimum (R1-1.0) with a General Plan designation of Rural Residential High (RRH) and Assessor Parcel Number (APN) 013-180-02 (Attachment – Vicinity Map). The proposal seeks to divide the parcel into four separate parcels as follows (Attachment – TPM 432):

- **Parcel A:** Located in the northwest quadrant and has an existing residence. Parcel A will have an area of 0.80 acres.
- **Parcel B:** Located in the northeast quadrant and is a vacant parcel that will have 0.80 acres.
- **Parcels C and D:** Located in the southeast and southwest quadrants and are vacant parcels that will each have 0.63 acres.

Due to the subdivision each parcel will require a Zone Reclassification (ZR) from R-1 Districts – One Family Residences with a 1.0-acre minimum (R1-1.0) to R-1 Districts – One Family Residences with a 0.5-acre minimum (R1-0.5), as requested by the applicant. The ZR to R1-0.5 fits the current and future uses of the proposed parcels and the applicant has indicated that no development is proposed at this time.

PROJECT INFORMATION

Supervisory District: 4

Applicant: Dwayne Wilson

Landowners: The Wilson Trust Dated April 19, 1991

Community: Bishop, CA

A.P.N.: 013-180-02

Existing General Plan: Rural Residential High (RRH)

Existing Zoning: R-1 Districts – One Family Residences with a 1.0-acre minimum (R1-1.0)

Size of Parcel: Approximately 3-acres – 130,468 square feet

Surrounding Land Use:

Location	Use	General Plan Designation	Zone
Site	Single family residence	Rural Residential High	R1 Districts – One Family Residence with a 1.0 acre minimum
North	Panorama Drive	N/A	N/A
East	Residential	Residential Very Low	R1 Districts – One Family Residence with a 0.5 acre minimum
South	Collins Road	N/A	N/A
West	Residential	Rural Residential High	R1 Districts – One Family Residence with a 1.0 acre minimum

Recommended Action:

- 1.) Make certain findings with respect to and approve TPM 432/Wilson and certify it is exempt from CEQA.
- 2.) Make certain findings with respect to and recommend the Board of Supervisors approve ZR 2025-02/Wilson, and certify it is exempt from CEQA.

Alternatives:

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

Project Planner: Danielle Visuaño

BACKGROUND

The applicant has applied for Tentative Parcel Map (TPM) 432 to increase the ability for housing development by dividing the current parcel into four parcels. Parcel A will remain as existing residence. Parcel B, C and D are vacant and are intended for future residential development, however, no development is proposed with this application.

The parcel proposed for subdivision is zoned R1-1.0 requiring a minimum of 1.0-acre to subdivide. However, all the proposed Parcels has caused the applicant to request a ZR from R1-1.0 to R1-0.5 since the areas of the proposed Parcels are less than 1.0 acre. No new development or changes are planned at this time.

STAFF ANALYSIS

Land Use Analysis: The property is surrounded by Panorama Drive to the north, residential structures to the east and the west, and to the south exists Collins Road. The proposed parcels are to be changed to R1-0.5 zoning and are situated within a residential area, with single-family homes on surrounding neighboring properties. The surrounding properties are also zoned R1-0 and R-0.5 with those zoned R1-0.5 to be of similar if not smaller size than the proposed new parcels. The proposed subdivision is consistent with the area's residential character and density. The TPM and ZR will not alter the existing land use and there are no development proposals at this time.

General Plan: The Land Use Element designation of the proposed parcels is RRH and will remain unchanged. RRH is intended for single-family housing in rural residential neighborhoods situated near existing communities or rural residential areas. The RRH density is 1.0 dwelling unit per acre. Any future new development must be connected to water and sewer system approved by the Inyo County environmental Health Services Department. Alternatively, an individual well or septic system may be developed, subject to approval by the Environmental Health Services Department.

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

Zoning: The requested ZR is necessary to bring all the proposed parcels into compliance with existing residential land use. Currently, the parent Parcel is zoned R1 Districts – One Family Residences with a 1.0-acre minimum (R1-1.0). The proposed new Parcel sizes will range from 0.63 to 0.80 acres which are inconsistent with the R1-1.0 (1.0-acre minimum) requirement. According to Inyo County Code (ICC) Chapter 18.30 (R1-Districts – One Family Residences) it allows the minimum sizes to be specified as long as it is not less than 5,800 square feet (0.133-acres). Currently, the specified minimum size is 1.0-acre. With the proposed subdivision it would result in all the parcels, ranging from 0.63 to 0.80 acres, to be noncompliant with R1-1.0 zoning standards. Therefore, the applicant is requesting a reclassification to R1-0.5, which has a minimum lot size requirement of 0.5-acre. This reclassification will allow TPM 432 to proceed, as all the new proposed Parcels (A-D) meet the minimum lot size requirement under the R1-0.5 designation.

Additionally, in accordance with ICC Chapter 18.30, the zoning also mandates a minimum average lot width of 50 feet and setbacks of 25 feet for the front yard, 20 feet for the rear yard, and 5 feet for the side yards. According to the information provided in the documentation (TPM No. 432 attached), all the proposed parcels comply with the zoning requirements including Parcel A with the existing single-family dwelling.

The proposed reclassification will not increase residential density beyond what is permitted under R1 zoning. Moreover, any future subdivision of any of the Parcels will be prohibited unless the parcel is rezoned again, as it will not meet the size threshold for additional division. It is in the public interest to have zoning designations match the uses on a parcel, and even more so to have zoning match the applicant's future plans for a parcel. TPM 432 is conditioned with first attaining the ZR approval for all the proposed Parcels before final map approval.

Subdivision: ICC Title 16 and the Subdivision Map Act (Government Code Section 66410 et seq.) regulate subdivisions. The proposed lots meet the applicable lot standards and design requirements specified in ICC Chapter 16.16, and the TPM meets the applicable preparation specifications identified in ICC Section 16.20.070 and Chapter 2, Article 3 of the Map Act. Conditions of approval are included to ensure that the final map meets the appropriate requirements specified by ICC Chapter 16.32 and Chapter 2 of the Map Act. Due to there being no current plans for development, staff recommends that the street and utility improvements required by ICC Section 16.40.010 be waived, as permitted. A condition of approval is included to require such improvements in the future if they become necessary.

Access: Each of the four proposed parcels will maintain legal access. Parcels A and B to the north will continue using the access entrances from Panorama Drive. Parcels C and D to the south will have access off of Collins Road.

Utilities and Public Services: Parcel A currently relies on well and septic and has existing utility services. Parcels B, C and D currently have no water, septic or utility services. For water supply, Parcels B, C and D will require their own separate well, and for sewage disposal each parcel will require their own OWTS (septic) or an engineered alternative system as determined by the Inyo County Department of Environmental Health. Utility services are available for these parcels. All required setbacks for any water supply, sewage disposal system and utilities shall be required to be met as stated in the Conditions of Approval.

Fire

The project area is within the Bishop Pine Fire Protection District and no objection was received for TPM 432.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposal is covered by the General Rule 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 application for a TPM and ZR is for a property that

includes an existing home and with the other areas of parcel demonstrating disturbance with the existence of the storage of debris in various areas and includes an established fence line to the south. Further, at this time, the application does not include any development proposals.

NOTICING & REVIEW

Tentative Parcel Map 432; Zone Reclassification 2025-02/Wilson has been reviewed by the appropriate County departments with no comments indicating there are any issues with the request.

The project was noticed on October 11, 2025 in the Inyo Register and mailed to property owners within 300-feet of the project location. No comments have been received by staff to date.

RECOMMENDATIONS

Planning Department staff is recommending:

1. The Planning Commission approve TPM 432/Wilson and certify it is Exempt for CEQA.
2. The Planning Commission recommend that the Board of Supervisors approve Zone Reclassification 2025-02/Wilson and certify it is Exempt from CEQA.

Recommended Findings and Conditions

TPM 431 - Findings:

1. Proposed TPM 432/Wilson is Exempt from CEQA by the General Rule 15061(b)(3).
[Evidence: The proposed Project is covered by the General Rule 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 application for a TPM is for a property that already contains residential development and with the other areas of parcel demonstrating disturbance with the existence of the storage of debris in various areas and includes an established fence line to the south. Further, at this time, the application does not include any development proposals.]
2. Based on substantial evidence in the record, the Planning Commission finds that TPM 432/Wilson is not in conformance with the R1 Districts – One Family Residences with a 1.0 acre minimum (R1-1.0) Zoning designation currently found on the property and a condition of approval to change the Zoning designation to R1 Districts – One Family Residences with a 0.5 acre minimum (R1-0.5) will be required for a Final Map.
[Evidence: Inyo County Code (ICC) Chapter 18.30 (R1 Districts – One Family Residences) states the minimum standard parcel size for development can be specifically specified, which is currently designated as R1-1.0. This subdivision will cause the all the resulting parcels to be out of compliance with the ICC 18.30 R1-1.0 designation; therefore, the applicant is requesting a ZR to R-1 Districts-One Family Residences with a 0.5 acre minimum (R1-0.5) as this designation allow TPM 432 to be finalized as the minimum lot size requirement of 0.5 acre can accommodate the proposed 0.8 and 0.63 acre subdivision request. Once this condition is met, TPM 432 will be in conformance with the Zoning designation.]

3. Based on substantial evidence in the record, the Planning Commission finds that TPM 432/Wilson as conditioned is in conformance with the Inyo County Subdivision Ordinance, and the State Subdivision Map Act.
[Evidence: Proposed TPM 432/Wilson is consistent with the requested R1-0.5 Zoning designation for all the proposed Parcels as all meet the development standards of minimum parcel size and setback requirements. The proposed lots meet the applicable requirements specified in ICC Chapter 16.16, and the TPM meets the applicable requirements of ICC Section 16.20.070 and Chapter 2, Article 3 of the Map Act. Conditions of approval are included to ensure that the final map meets the appropriate requirements specified by ICC Chapter 16.32 and Chapter 2 of the Map Act.]
4. Based on substantial evidence in the record, the Planning Commission finds that the site is physically suited for the proposed type and density of development, and finds that the existing and future residential development are adequate to meet the needs of the proposed project.
[Evidence: The Project is consistent with the single-family residential character of the surrounding area, already contains development, and while no development is anticipated at this time, potential development will not significantly impact public services or utilities. Parcels B, C and D will need to be served by private wells and sewer services approved by the Inyo County Environmental Department. With the potential of single-family homes to be constructed on all three parcels, no increased demand for fire protection services is expected, as the property lies within the Bishop Fire Protection District. TPM 432/Wilson has been reviewed by relevant County departments, with no comments that would necessitate changes or additional conditions.]
5. Based on substantial evidence the Planning Commission finds that the provisions of Government code 66474.02 have been met (fire Protection and suppression).
[Evidence: The proposed Project is within a local fire district, which effectively exempts TPM 432/Wilson from 66474.02. TPM 432/Wilson has been routed to the local fire district in Bishop and no objection has been received.]
6. Based on substantial evidence in the record, the Planning Commission finds that the design of the subdivision or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or alternate easements have been provided.
[Evidence: Access to all Parcels are already established by Panorama Drive and Collins Road. Additional easements for water supply, sewage disposal and utilities will be required for future development. Applicant/developer shall be required to obtain all necessary easements and permits.]
7. Based on substantial evidence in the record, the Planning Commission finds that the design or proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish, wildlife, or their habitat, or cause serious public health, welfare, or safety problems.

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

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

[Evidence: As indicated by the Exemption, the subdivision will not result in any direct impacts. The parcel contains an existing residence, areas of debris storage and is surrounded by parcels that also contain existing residences. The future development of single-family dwellings will not have an impact and will fit into the surrounding neighborhood and character.]

TPM 432/Wilson – Conditions of Approval:

- 1.) A Final Parcel Map in substantial conformance with the approved TPM meeting applicable requirements of ICC Chapter 16.32 and Chapter 2 of the Subdivision Map Act shall be filed for recordation within two years from the date of approval by the Planning Commission, unless a request for a time extension request per ICC Section 16.20.110 is received prior to that date and approved.
- 2.) The applicant, landowner, and/or operator 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 TPM No. 432/Wilson or applicant's failure to comply with conditions of approval.
- 3.) The applicant/developer shall conform to all applicable provisions of Inyo County Code including the Building and Safety Code and the Health and Safety Code.
- 4.) The applicant/developer shall develop separate water supply and sewage disposal for each undeveloped parcel and shall obtain necessary permits from the Inyo County Environmental Health Department. In the event a water supply is drawn from a well of an adjacent parcel, the owner/development shall provide all necessary easements and create an implement and operation and maintenance agreement for the shared well.
- 5.) The applicant/developer shall provide all necessary utility and public services when any development occurs and must provide all required easements for such. Additionally, the applicant/developer shall obtain the necessary permits for all utilities and services necessary.
- 6.) Payment of any delinquent and/or due taxes or special assessments shall be made to the satisfaction of the Inyo County Treasurer/Tax Collector prior to recordation of the Final Parcel Map.

- 7.) The applicant shall complete ZR 2025-02/Wilson changing the zoning designation on all proposed Parcels from (R1-1.0) to (R1-0.5) prior to recordation of the Final Parcel Map.
- 8.) The applicant and its successors in interest shall improve or contribute appropriately towards the construction of all streets and utilities within and serving the subdivision per applicable standards, as may be required by the County in the future.

ZR 2025-02/Wilson - Findings:

1. Based on the substantial evidence the Planning Commission recommends that the Board of Supervisors certify that Zone Reclassification 2025-02/Wilson is Exempt from CEQA.
[Evidence: The proposed Project is covered by the General Rule 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 application for a TPM is for a property that already contains residential development and with the other areas of parcel demonstrating disturbance with the existence of the storage of debris in various areas and includes an established fence line to the south. Further, at this time, the application does not include development proposals.]
2. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that Zone Reclassification 2025-02/Wilson is in conformance with the Goals and Objectives of the Inyo County General Plan.
[Evidence: The proposed designation of RRH provides for high density residential (1 dwelling unit per acres) which corresponds to the proposed zoning designation, the current and future use of the property and the surrounding environment.]
3. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that Zone Reclassification 2025-02/Wilson is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code.
[Evidence: The proposed designation of R1-0.5 provides for high density residential use intended to protect established neighborhoods and to provide space suitable in appropriate locations for additional housing developments, which corresponds to the proposed General Plan designation, the current and future use of the property, and will not result in more potential parcels than could currently be subdivided from the parent parcel without these changes.]
4. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the site is physically suited for the proposed type and density of development, and finds that the existing and planned public facilities and services are adequate to meet the needs of the proposed project.
[Evidence: The Project is consistent with the residential character of the surrounding area and this request for a ZR will not allow for a development type that would change the character of the site or the surrounding area. The surrounding area parcels are of similar size to the new proposed new parcels and have single-family residence zones. The Project will result in a land use pattern that will now be consistent with the parcel layout of the surrounding area. The proposed parcels will each require separate well and septic. Both

can be developed on each of the proposed undeveloped parcels as the space available is adequate for a single-family home development, a septic system, a water well, along with enough available water. Electricity services are also currently provided to one of the new parcels and is available to the other three undeveloped parcels.]

5. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the design or proposed improvements are not likely to cause substantial impacts to public health, safety or welfare.

[Evidence: The proposed ZR will allow the proposed uses on the property to be consistent with the County's Zoning Ordinance by changing the zoning to match the current and future planned uses on the parcel and is consistent with the General Plan designation. The ZR will bring the parcels into consistency with the surrounding environment, character and land uses and will not create substantial impacts to the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.]

ZR 2025-02/Wilson - Conditions of Approval:

1.) Hold Harmless

The applicant, landowner, and/or operator shall defend, indemnify and hold harmless Inyo County, its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul an approval of the County, its advisory agencies, its appeals board, or legislative body concerning ZR 2025-02/Wilson. The County reserves the right to prepare its own defense.

2.) Compliance with County Code

The applicant/developer shall conform to all applicable provisions of Inyo County Code including the Building and Safety Code, the Health and Safety Code and State regulations.

3.) Compliance with Zoning Code

Any changes to size or configuration of the residential components of this Project shall require further review and potentially approval by the Inyo County Planning commission.

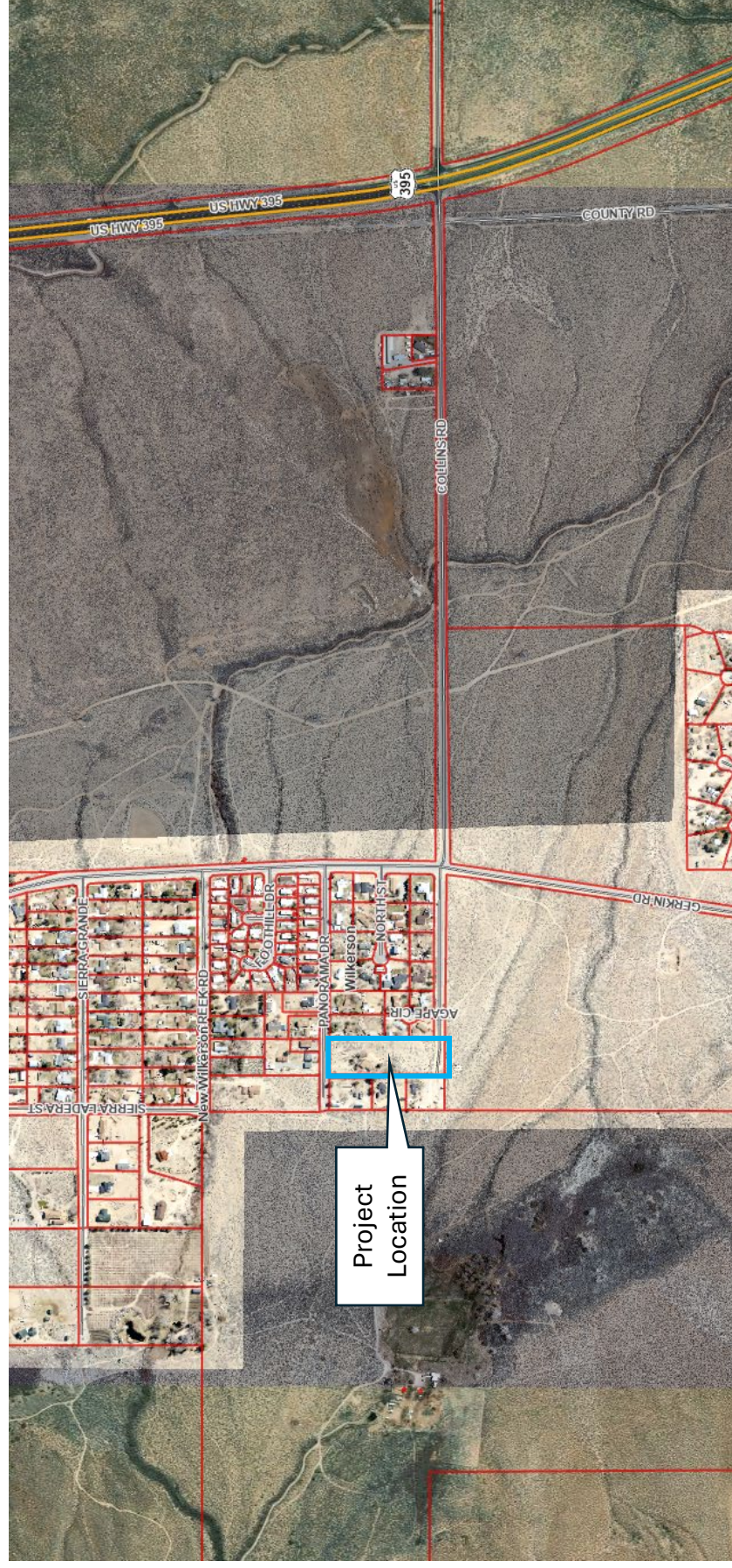
Attachments:

- Vicinity Map
- TPM 432
- Proposed Zone Reclassification Ordinance
- Planning Commission Resolution

VICINITY MAP

250 Panorama Dr., Wilkerson

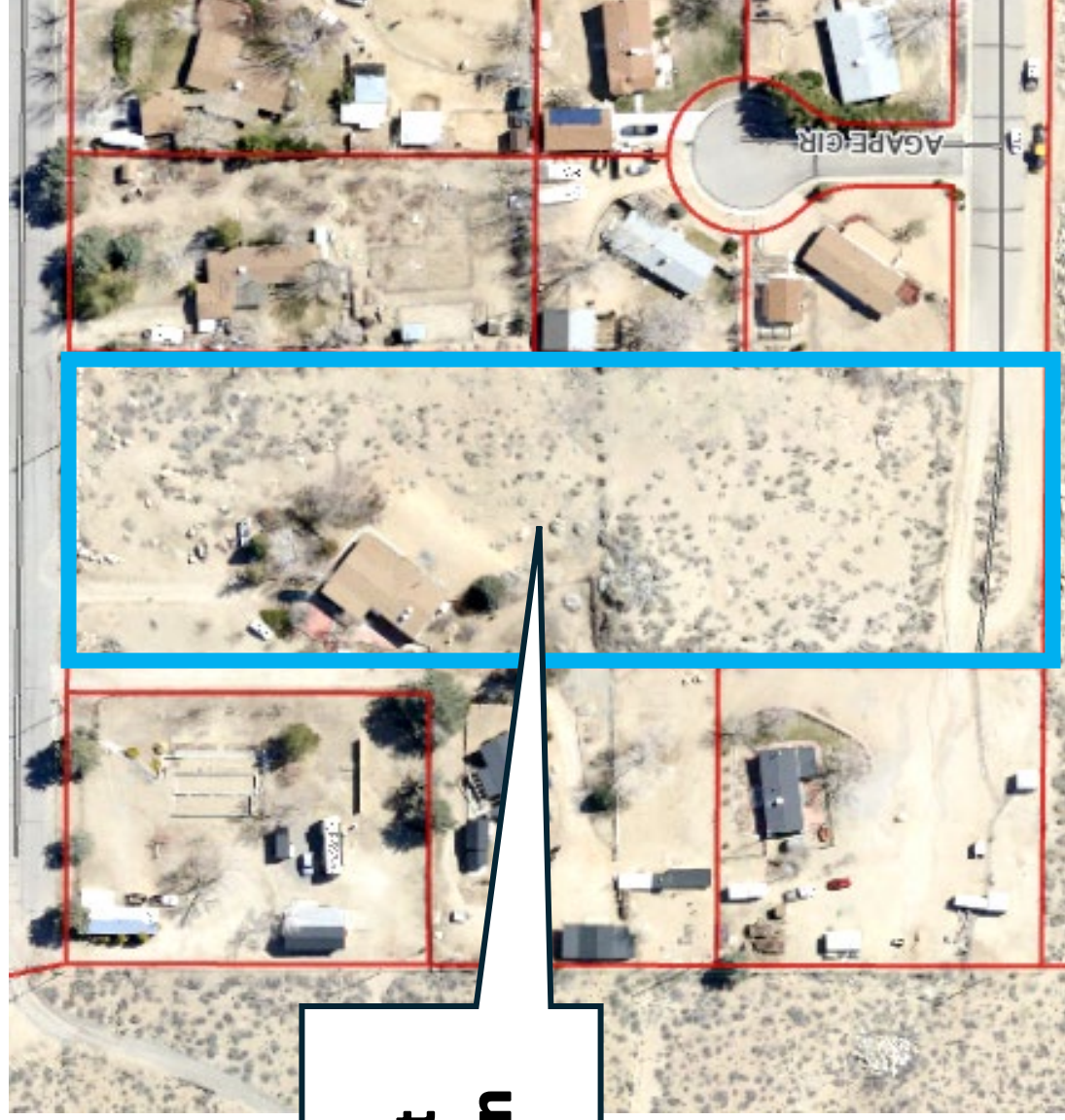
APN: 013-180-02



SITE MAP

250 Panorama Dr., Wilkerson

APN: 013-180-02



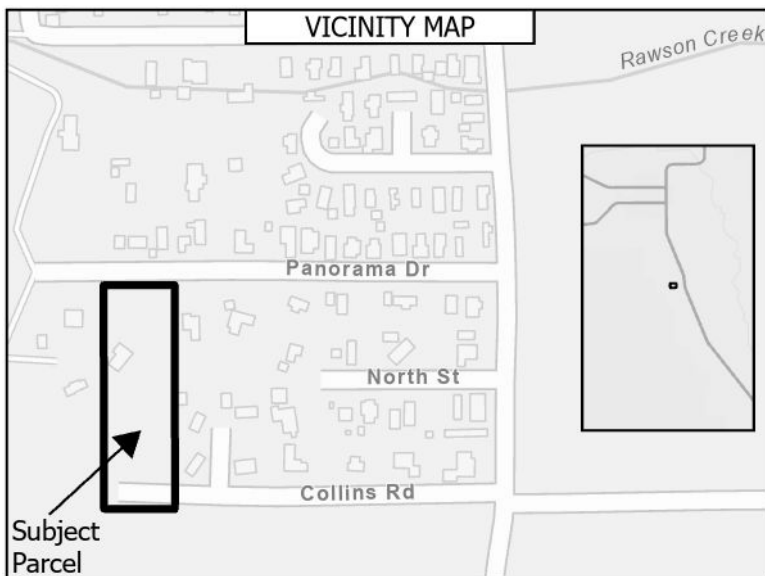
**Project
Location**

TENTATIVE PARCEL MAP No. 432

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 3, PARCEL MAP BOOK 1 PAGE 2,
A PORTION OF THE SOUTHWEST QUARTER OF THE EAST HALF OF LOT 1, SECTION 6,
TOWNSHIP 8 SOUTH, RANGE 33 EAST MOUNT DIABLO BASELINE AND MERIDIAN
IN THE COUNTY OF INYO, STATE OF CALIFORNIA

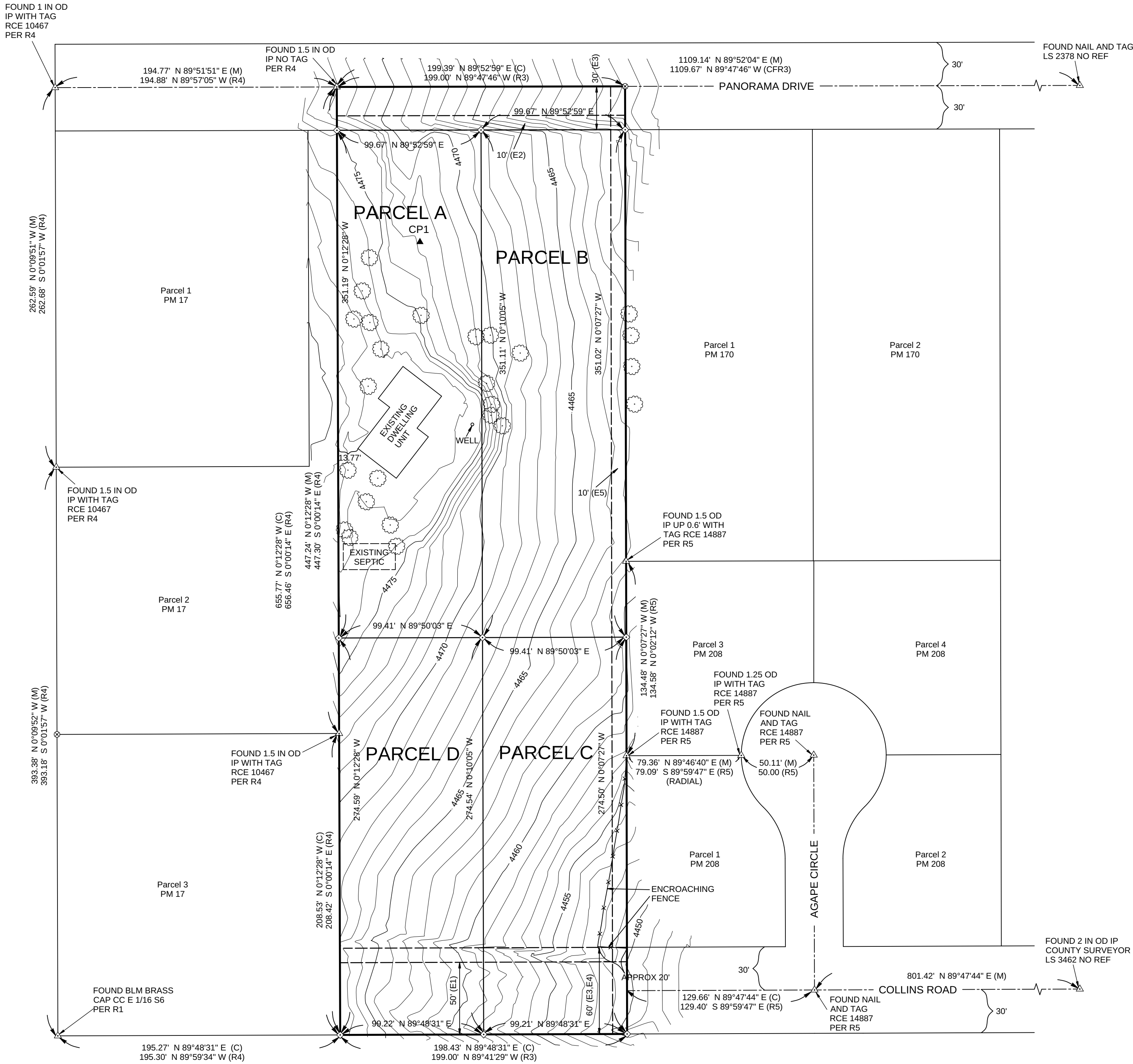
16.20.080 MATTERS REQUIRED

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| <p>1. THE MAP NUMBER AS SECURED FROM THE COUNTY PLANNING DEPARTMENT:</p> <p>SEE TITLE PAGES 1 AND 2.</p> <p>2. SUFFICIENT LEGAL DESCRIPTION OF THE LAND AS TO DEFINE THE BOUNDARIES OF THE PROPOSED DIVISION OF LAND:</p> <p>SEE TITLE BLOCK PAGES 1 AND 2.</p> <p>3. NAME AND ADDRESS OF THE SUBDIVIDER:</p> <p>THE WILSON TRUST DATED APRIL 19, 1991
3683 BROOKSIDE DRIVE
BISHOP, CA 93514</p> <p>4. NAME, BUSINESS ADDRESS, AND LICENSED SURVEYOR'S NUMBER OF THE LICENSED SURVEYOR WHO PREPARED THE TENTATIVE MAP:</p> <p>JEFF THOMPSON, PLS 7002
25 QUAIL LN
BISHOP, CA 93514</p> <p>5. NAME AND ADDRESS OF RECORD OWNER OR OWNERS:</p> <p>THE WILSON TRUST DATED APRIL 19, 1991
3683 BROOKSIDE DRIVE
BISHOP, CA 93514</p> <p>6. A VICINITY MAP:</p> <p>SEE BELOW.</p> <p>7. THE LOCATIONS, NAMES, AND EXISTING WIDTHS OF ALL ADJOINING HIGHWAYS, STREETS, OR WAYS:</p> <p>SEE MAP PAGE 2.</p> <p>8. THE LOCATION, NAME, AND APPROXIMATE GRADES OF ALL HIGHWAYS, STREETS, AND WAYS WITHIN THE PROPOSED DIVISION OF LAND:</p> <p>NOT APPLICABLE.</p> <p>9. THE WIDTHS AND APPROXIMATE LOCATIONS OF ALL EXISTING OR PROPOSED EASEMENTS, WHETHER PUBLIC OR PRIVATE, FOR ROADS, DRAINAGE, SEWAGE, AND PUBLIC UTILITY PURPOSES:</p> <p>SEE MAP PAGE 2.</p> <p>10. APPROXIMATE RADIUS OF ALL CURVES:</p> <p>SEE MAP PAGE 2.</p> <p>11. THE APPROXIMATE LOT LAYOUT AND THE APPROXIMATE DIMENSIONS OF EACH LOT:</p> <p>SEE MAP PAGE 2.</p> <p>12. SIZE OF THE SMALLEST LOT IN THE SUBDIVISION:</p> <p>SEE MAP PAGE 2.</p> <p>13. APPROXIMATE BOUNDARIES OF ALL AREAS SUBJECT TO INUNDATION OR STORMWATER OVERFLOW AND THE LOCATIONS, WIDTHS, AND DIRECTIONS OF FLOW OF ALL WATERCOURSES:</p> <p>SEE MAP PAGE 2.</p> <p>14. SOURCE OF WATER SUPPLY:</p> <p>PRIVATE WELLS.</p> <p>15. PROPOSED METHOD OF SEWAGE DISPOSAL:</p> <p>PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS.</p> <p>16. STATEMENT OF PRESENT ZONING AND PROPOSED USE OR USES OF THE PROPERTY:</p> <p>PROPERTY IS ZONED R1-1.0. PROPOSED USE IS COMPATIBLE WITH R1, HOWEVER LOT SIZE IS SMALLER THAN 1.0 ACRES.</p> | <p>17. PROPOSED PUBLIC AREAS, IF ANY:</p> <p>NONE.</p> <p>18. CONTOURS:</p> <p>SEE MAP PAGE 2.</p> <p>19. DATE, NORTH POINT, AND SCALE:</p> <p>SEE MAP PAGE 2.</p> <p>20. NUMBER FOR EACH LOT:</p> <p>SEE MAP PAGE 2.</p> <p>21. APPROXIMATE LOCATION OF EACH AREA COVERED BY TREES WITH A STATEMENT OF THE NATURE OF THE COVER, AND THE KIND AND APPROXIMATE LOCATION OF ALL TREES STANDING WITHIN THE BOUNDARIES OF PROPOSED PUBLIC RIGHTS-OF-WAY:</p> <p>SEE MAP PAGE 2.</p> <p>22. EXISTING USE OR USES OF THE PROPERTY AND THE APPROXIMATE OUTLINE, TO SCALE, OF ANY EXISTING BUILDINGS OR STRUCTURES INCLUDING WELLS, SEPTIC SYSTEMS, SEWER LATERALS, ETC., AND THEIR LOCATIONS IN RELATION TO EXISTING OR PROPOSED STREET AND LOT LINES:</p> <p>SEE MAP PAGE 2.</p> <p>23. EACH EXISTING STREET SHOWN BY ITS ACTUAL STREET NAME OR BY A TEMPORARY NAME OR LETTER FOR PURPOSE OF IDENTIFICATION UNTIL THE PROPER NAME OF SUCH STREET IS DETERMINED:</p> <p>SEE MAP PAGE 2.</p> <p>24. IF THE SUBDIVISION COMMITTEE FINDS THAT A GEOLOGICAL REPORT IS NECESSARY ... A WRITTEN REPORT:</p> <p>NO SUCH FINDING HAS BEEN MADE.</p> <p>25. IN A DIVISION OF LAND CONSISTING OF A CONDOMINIUM PROJECT ...:</p> <p>NOT APPLICABLE.</p> <p>26. PLAN AND EASEMENTS FOR DRAINAGE AND FOR HANDLING STORMWATER:</p> <p>EXISTING CONCRETE GUTTERS ALONG COUNTY ROADS.</p> <p>27. STATEMENT OF THE IMPROVEMENTS AND PUBLIC UTILITIES PROPOSED TO BE MADE OR INSTALLED:</p> <p>NO PLANNED IMPROVEMENTS OR PUBLIC UTILITIES ARE PROPOSED.</p> <p>28. IN A SUBDIVISION WHICH MAY BE REASONABLY EXPECTED TO BE RESUBDIVIDED IN WHOLE OR IN PART AT SOME FUTURE TIME, THERE SHALL BE SHOWN IN DOTTED LINES ON THE TENTATIVE MAP A PLAN OF FUTURE STREET EXTENSIONS WITH SPECIAL CONSIDERATION GIVEN TO DRAINAGE:</p> <p>NO RESUBDIVISION IS ANTICIPATED.</p> |
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TENTATIVE PARCEL MAP No. 432

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 3, PARCEL MAP BOOK 1 PAGE 2,
A PORTION OF THE SOUTHWEST QUARTER OF THE EAST HALF OF LOT 1, SECTION 6,
TOWNSHIP 8 SOUTH, RANGE 33 EAST MOUNT DIABLO BASELINE AND MERIDIAN
IN THE COUNTY OF INYO, STATE OF CALIFORNIA



LEGEND

- △ FOUND MONUMENT AS DESCRIBED
- ◇ SET 5/8" REBAR WITH TAG PLS 7002
- ⊗ SEARCHED FOR, NOT FOUND
- (M) MEASURED
- (C) CALCULATED
- (P) PROPORTIONED
- (R*) REFERENCE TO HISTORY OF SURVEYS
- (CFR*) CALCULATED FROM REFERENCED SURVEY
- TREE
- STREET CENTERLINE
- EASEMENT BOUNDARY

PARCEL AREA

PARCEL A 0.80ac
PARCEL B 0.80ac
PARCEL C 0.63ac
PARCEL D 0.63ac

HISTORY OF SURVEYS

- R1 2018 BLM DEPENDENT RESURVEY AND SUBDIVISION T8S R33E MDM
- R2 MB 6 PG 87: RECORD OF SURVEY OF S6 T8S R33E MDB&M
- R3 PMB 1 PG 2: PARCEL MAP NO. 3
- R4 PMB 2 PP 1-2: PARCEL MAP 17
- R5 PMB 2 PP 97-98: PARCEL MAP 208
- R6 INYO COUNTY SURVEYOR MAP 3

EASEMENTS

- E1 O.R. 175/38, TELECOM POLES/CONDUITS
- E2 O.R. 193/527, TELECOM POLES/CONDUITS
- E3 PARCEL MAP 3, ROADWAYS
- E4 O.R. 214/347, INGRESS/EGRESS
- E5 O.R. 255/443, TELECOM POLES/CONDUITS

NOTES

- MEASURED AND CALCULATED BEARINGS AND DISTANCES ARE GRID. RECORD BEARINGS AND DISTANCES ARE AS PER REFERENCED SURVEY.
- BEARING AND DISTANCE FROM CC E 1/16 S6 TO CP1: N 24°30'40" E 549.19'.
- CONTOUR INTERVAL 1 FOOT
- NORTHERLY 30' IS OFFERED FOR DEDICATION FOR PUBLIC ROADWAY PURPOSES.

PARCEL INFORMATION

GENERAL PLAN DESIGNATION: RRH
PROPOSED GENERAL PLAN DESIGNATION: RRH
ZONING DESIGNATION: R1-1.0
PROPOSED ZONING DESIGNATION: R1-0.5

BASIS OF BEARINGS

GRID NORTH, AS DETERMINED BY AN
NGS OPUS SOLUTION AT POINT CP1

CCS83 ZONE 4 NAD83(2011)(EPOCH:2010.0000)
37°16'59.71868"N ±0.014m 118°23'22.11446"W ±0.001m
ORTHO HEIGHT 1361.697m ±0.062m [NAVD88 (GEOID18)]
N716545.539m E2054141.478m

CONVERGENCE: +0°21'51.23"
COMBINED FACTOR: 0.99979693

THE COORDINATES AND BEARINGS SHOWN
HEREON ARE BASED UPON THE CALIFORNIA
COORDINATE SYSTEM OF 1983, ZONE 4, (2010.0000)
IN ACCORDANCE WITH THE CALIFORNIA
PUBLIC RESOURCES CODE SECTIONS 8801-8819;
SAID COORDINATES AND BEARINGS ARE BASED
LOCALLY UPON FIELD-OBSERVED TIES TO THE
FOLLOWING CORS STATIONS:

P651 37°33'47.179"N 118°23'13.086"W
P650 37°53'28.581"N 118°33'17.590"W
P094 37°12'02.994"N 117°42'15.048"W

UNLESS OTHERWISE NOTED ALL DISTANCES AND
HEIGHTS ARE IN U.S. SURVEY FEET.

DISTANCES SHOWN HEREON ARE IN REFERENCE
TO CCS83. TO APPROXIMATE LOCAL GROUND
DISTANCES DIVIDE BY THE COMBINATION FACTOR
PROVIDED ABOVE.

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, APPROVING ZONE RECLASSIFICATION NO. 2025- 02/WILSON AND AMENDING THE ZONING MAP OF THE COUNTY OF INYO TO REFLECT THIS RECLASSIFICATION

The Board of Supervisors of the County of Inyo (“Board”) ordains as follows:

SECTION I: AUTHORITY

This Ordinance is enacted pursuant to the Board’s general police power as well as Sections 18.81.310 and 18.81.350 of the Inyo County Code (ICC), which establish the procedure for the Board to enact changes to the County’s Zoning Ordinance.

The Board 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) Pursuant to ICC Section 18.81.320, DWAYNE WILSON (“Applicant”) applied to the Inyo County Planning Commission to reclassify the zone designation of a 130,468 square-foot parcel located at 250 Panorama Dr., Bishop, California, identified as APN: 013-180-02 from R-1 Districts – One Family Residences with a 1.0-acre minimum (R1-1.0) to R-1 Districts – One Family Residences with a 0.5-acre minimum (R1-0.5), and to have the County’s Zoning Map amended to reflect this change (Zone Reclassification No. 2025-02/Wilson).
- (2) On October 22, 2025, the Inyo County Planning Commission conducted a duly noticed public hearing on Zone Reclassification No. 2025-02/Wilson, following which, the Commission made various findings and recommended that this Board amend ICC Title 18, to rezone the property described in Section III of this Ordinance to R-1 Districts – One Family Residences with a 0.5-acre minimum (R1-0.5).
- (3) The findings of the Planning Commission are supported by the law and facts and are hereby adopted by this Board in their entirety.
- (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 R-1 Districts – One Family Residences with a 0.5-acre minimum (R1-0.5) as it best matches the current and futures 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 a 130,468 square-foot site as created by Tentative Parcel Map 432 located at 250 Panorama Dr., Bishop, California, (APN: 013-180-02) is changed from R-1 Districts – One Family Residences with a 1.0-acre minimum (R1-1.0) to R-1 Districts – One Family Residences with a 0.5-acre minimum (R1-0.5).

SECTION IV: 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 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 member voting for and against same.

PASSED AND ADOPTED THIS XXnd DAY OF XXXXXX, 2025.

AYES:

NOES:

ABSTAIN:

ABSENT:

Scott Marcellin, Chairperson
Inyo County Board of Supervisors

ATTEST:

Nate Greenberg
Clerk of the Board

By: _____
Darcy Israel, Assistant

RESOLUTION NO. 2025-07

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

WHEREAS, the Inyo County Board of Supervisors, by and 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 Guidelines (“CEQA Guidelines”), and maintain responsibility for the environmental review of all County projects; and

WHEREAS, the Inyo County Planning Department determined Zone Reclassification (ZR) No. 2025-02/Wilson pertaining to the property located at 250 Panorama Dr., Bishop, with Assessor Parcel Number 013-180-02 (“Project”) to be exempt from environmental review pursuant to the CEQA Guidelines 15061(b)(3), common sense rule, as the Project could have no possibility of causing significant environmental effects since the property is already disturbed and the new designation will match the current and proposed future activities; and

WHEREAS, pursuant to sections 65854 and 65855 of the Government Code, the Inyo County Planning Commission is required to conduct a public hearing on the Project, and to make a recommendation to the Board of Supervisors; and

WHEREAS, on October 11, 2025, the County published notice in the Inyo Register and mailed notice to property owners within three-hundred (300) feet of the Projects’ location, of a public hearing to take public comment on ZR No. 2025-02/Wilson to be held on October 22, 2025; and

WHEREAS, the Inyo County Planning Commission held a duly noticed public hearing on October 22, 2025, to review and consider the request for approval of ZR No. 2025-02/Wilson and considered the staff report for the Project and all pertinent oral and written comments; and

WHEREAS, ICC Section 18.03.020 states, in part, that it is necessary for the County’s Zoning Ordinance to be consistent with the County’s General Plan; and

WHEREAS, the current General Plan designation of Rural Residential High (RRH) is consistent with the proposed zoning designation of R-1 Districts – One Family Residences with a 0.5-acre minimum (R1-0.5); and

WHEREAS, ZR No. 2025-02/Wilson will change the current designation to match the current and future planned uses on the property.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that based on all of the written and oral comment and input received at the October 22, 2025, hearing, including the Planning Department Staff Report, the Inyo County Planning Commission makes the following findings regarding the Project and hereby recommends that the Inyo County Board of Supervisors adopt the following findings for the proposed project:

The recitals above are incorporated herein as findings.

RECOMMENDED FINDINGS

1. Zone Reclassification (ZR) No. 2025-02/Wilson pertaining to the property located at 250 Panorama Dr., Bishop with Assessor Parcel Number 013-180-02 (“Project”) is exempt under CEQA General Rule 15061(b) (3). 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 application for a TPM is for a property that already contains residential development and with the other areas of parcel demonstrating disturbance with the existence of the storage of debris in various areas and includes an established fence line to the south. Further, at this time, the application does not include development proposals.
2. Based on substantial evidence in the record, the proposed Project is consistent with the Goals and Policies of the Inyo County General Plan. The current designation is Residential Rural High (RRH) and will not be changed as it allows for continued residential use. Upon approval of the ZR the existing residence and future development on the other parcels will come into compliance with the zoning code and be consistent with the general plan.
3. Based on substantial evidence in the record, the proposed Project is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code. The proposed designation of R-1 Districts – One Family Residences with a 0.5-acre minimum (R1-0.5) changed from R-1 Districts – One Family Residences with a 1.0-acre minimum (R1-1.0) allows for the continued use of the parcel as residential and allows for the existing residence and new parcels to be in compliance with the zoning code and be consistent with the general plan.
4. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the site is physically suited for the proposed type and density of development and finds that the existing and potential for future planned services and utilities are adequate to meet the needs of the proposed Project. The Project is consistent with the current use at the site and of the surrounding area. This request is to change the zoning to a more compatible designation that allows for the existing residential use as a permitted use and allows for future development.
5. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the design or proposed improvements are not likely to cause substantial impacts to public health, safety or welfare. The designation change will

allow the existing residential use to remain, will allow for future development, and will not cause substantial impact to public health, safety or welfare.

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

RECOMMENDED ACTIONS

1. Certify that ZR No. 2025-02/Wilson is exempt from CEQA under General Rule 15061(b)(3).
2. Make certain findings with respect to and approve ZR No. 2025-02/Wilson based on all the information in the public record and on the recommendation of the Planning Commission.

PASSED AND ADOPTED this 22nd day of October, 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