

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

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

Inyo County Planning Commission
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STAFF

Cathreen Richards	Planning Director
Danielle Visuaño	Senior Planner
Ryan Standridge	Associate Planner
Cynthia Draper	Associate Planner
Sally Faircloth	Project Coordinator
Michael Errante	Public Works Director
Denelle Carrington	Interim County Administrator
Christian Milovich	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).

January 28, 2025

10:00 A.M.

1. PLEDGE OF ALLEGIANCE.

Action Item / Public Hearing

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. **NOMINATION & ELECTION OF CHAIRPERSON** (Action Item) – The Commission will accept nominations for Chairperson for 2026 and hold an election.
5. **NOMINATION & ELECTION OF VICE CHAIRPERSON** (Action Item) – The Commission will accept nominations for Vice-Chairperson for 2026 and hold election.
6. **APPROVAL OF MINUTES** – Approval of minutes from the December 03, 2025, Planning Commission Meeting.
7. **GENERAL PLAN AMENDMENT NO. 2025-06/ ENVIRONMENTAL JUSTICE ELEMENT** – Staff has prepared an Environmental Justice Element for proposed adoption into the county General Plan. Although not mandatory for Inyo 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 6th Cycle Housing Element previously adopted by the Board of Supervisors in 2023. The Environmental Justice Element addresses the eight required topics which are: Air Quality, Food Access, Public Health, Safe & Sanitary Housing, Public Facilities, Recreation, Civic Engagement and Prioritizing Improvements & Programs. For the most part, these topics are independently addressed in the various required General Plan elements but are incorporated by reference in this standalone Environmental Justice Element for better reference. This project is exempt from CEQA under General Rule 15061(b)(3).

Action Item / Public Hearing

8. **VARIANCE # 2025-05/BRADFORD** - The applicant requests approval of a Variance to allow the construction of a 6-foot-high hog-wire fence within the front yard and street-side yard of a corner lot located at 2581 N. Round Valley Road. The request is intended to address Mule Deer intrusion associated with the property's location adjacent to large open DWP land and seasonal deer migration areas. The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3.

Action Item / Public Hearing

9. **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.

10. **COMMISSIONERS' REPORTS/COMMENTS**
11. **PLANNING DIRECTOR'S REPORT**
12. **ADJORN**

COUNTY OF INYO PLANNING COMMISSION

MINUTES OF DECEMBER 03, 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

Inyo County Planning Commission
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STAFF:

CATHREEN RICHARDS
CHRISTIAN MILOVICH
RYAN STANDRIDGE
DANIELLE VISUANO
CYNTHIA DRAPER
SALLY FAIRCLOTH
DENELLE CARRINGTON
MIKE ERRANTE

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

The Inyo County Planning Commission met in regular session on Wednesday, December 03, 2025. Commissioner Vogel opened the meeting at 10:09 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 10:09 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, Ryan Standridge, Associate Planner, and Sally Faircloth, Project Coordinator.
Christian Milovich, Assistant County Counsel present via teleconference.

Staff absent: Denelle Carrington, Acting 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 10:10 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 10:10 a.m.

ITEM 4: APPROVAL OF MINUTES – Approval of minutes from the October 22, 2025, Planning Commission Meeting.

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

Hearing no objections, the minutes of the October 22, 2025, meeting were approved at 10:11 a.m.

ITEM 5: MINOR AMENDMENT TO CONDITIONAL USE PERMIT 1978-09 AND RECLAMATION PLAN 78-02 (TWIN MOUNTAIN ROCK VENTURE / RED HILL QUARRY) – Approval of a minor amendment to Condition #4 to revise the required mapping frequency from annual to every five (5) years and to allow the use of updated mapping technologies such as drone-based photogrammetry and handheld GPS-based elevation tools. The project is exempt from CEQA pursuant to Section 15301 (Existing Facilities).

At 10:11 a.m., Ryan Standridge, Associate Planner, began her presentation with a slideshow.

Chair Vogel asked Ms. Standridge to clarify the intent of the one-year current mapping requirement, whether the mapping process is conducted on an annual basis, and whether the process provides a comparison between existing conditions and what is allowed.

Upon further explanation, Ms. Standridge was able to answer the Chair Vogel's questions to his satisfaction.

Commissioner Morley asked whether the annual assessment is a standard requirement or if it is dependent on the size of the mine or other conditions.

Ms. Standridge confirmed to Commissioner Morley that the annual assessment is a requirement of the code.

Vice Chair Peek asked Ms. Standridge why she was recommending the commission move to a five-year timeline.

Ms. Standridge explained to Vice Chair Peek that there was not sufficient material being moved to justify the cost and that this approach would be more cost-effective.

Commissioners had additional questions and comments regarding the mapping, including whether a request to change the mapping frequency had been made previously or if this was the first time a change to the timeline was being requested.

Ms. Standridge acknowledged and addressed the Commissioners' questions.

Commissioner Lehwald commented to Ms. Standridge regarding the use of drone surveys or alternative GPS options and whether this would set a precedent for other mines in the County.

Ms. Standridge provided clarification in response to Commissioner Lehwald's question.

Chair Vogel opened Public Hearing Period at 10:27 a.m.

No comments were made.

Chair Vogel closed the public hearing and opened discussion with the Commissioners at 10:27 a.m.

MOTION: Chair Vogel moved to approve the Minor Amendment to Conditional Use Permit (CUP) No. 1978-09 and associated Reclamation Plan No. 78-02 (Red Hill Quarry), with the findings one through seven and conditions one through fourteen as identified in the Staff Report and find the project is exempt under CEQA section 15301.

The motion was seconded by Commissioner Morley.

The motion passed by general consent 5-0 at 10:29 a.m.

COMMISSIONERS' REPORT/COMMENTS

Commissioner Lehwald commented to the Commission and to Ms. Standridge that he appreciated her reference to page numbers during the presentation of the staff report.

DIRECTOR'S REPORT

Ms. Richards stated the next meeting will be held on January 28, 2026.

ADJOURNMENT

Chair Vogel adjourned the meeting at 10:36 a.m.

Prepared by:
Sally Faircloth
Planning Department



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AGENDA ITEM NO.: 7 (Public Hearing and Action)

PLANNING COMMISSION

MEETING DATE: January 28, 2026

SUBJECT:

General Plan Amendment No. 2025-06/
Environmental Justice Element

EXECUTIVE SUMMARY

The Inyo County Planning Department has prepared an 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 Action: **Conduct a public hearing and adopt Resolution No. 2026-01 recommending the Board of Supervisors certify the Environmental Justice Element is exempt from CEQA and make certain findings with respect to and approve General Plan Amendment No. 2025-06/Environmental Justice Element.**

Alternatives:

- 1.) Recommend modifications to the Environmental Justice Element.
- 2.) Continue the public hearing to a future date, and provide specific direction to staff regarding additional information and analysis needed.

Project Planner: Danielle Visuaño, Senior Planner

BACKGROUND

Staff has prepared an 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.

During the workshops provided to the Planning Commission and Board of Supervisors throughout the late summer and fall of 2025, staff received comment and has altered and added the following provisions to Section 10.3 Food Access found on page 9 of 38 paragraph 3 sentences 5, 6 and 7:

“There are smaller markets in the Bishop, Big Pine and Lone Pine areas. However, there are other smaller communities which have much less to no option for access to fresh healthy food, which tends to be overpriced when available. For example, the south-eastern areas of Inyo County have no existing markets.”

Additionally, staff determined another provision needed to be added to the Safe and Sanitary Housing Section of the Environmental Justice Element. This provision is as follows and can be found in Section 10.5 Safe & Sanitary Housing on page 24 of 38:

Policy PSU-8.1	Fire Protection for New Development
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STAFF ANALYSIS

Summary of EJ Element Content

The EJ Element begins with discussion of environmental justice and required components, then discusses the nonexistence of DACs, and then 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. Environmental Justice Discussion – page 1 of 38 of the Environmental Justice Element

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 DACs. SB 1000 was further codified in California Government Code §65302(h) which requires the following Environmental Justice components in 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

2. Disadvantaged Communities (DACs) Discussion – page 4 of 38 of the Environmental Justice Element

A DAC 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 DACs the use of CalEnviroScreen and its pollution burden data layers is an effective identification mapping tool. CalEnviroScreen was developed by California Environmental Protection (CalEPA) and is the tool used to determine the existence of DACs for environmental justice purposes. In viewing Inyo County in CalEnviroScreen and taking into consideration CalEPA’s identification of DACs, it is demonstrated Inyo County has no DACs.

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

3. Air Quality (Section 10.2) – page 6 of 38 of the Environmental Justice Element

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.

4. Food Access (Section 10.3) – page 9 of 38 of the Environmental Justice Element

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.

5. Public Health (Section 10.4) – page 15 of 38 of the Environmental Justice Element

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.

6. Safe & Sanitary Housing (Section 10.5) – page 21 of 38 of the Environmental Justice Element

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.

7. Public Facilities (Section 10.6) – page 27 of 38 of the Environmental Justice Element

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.

8. Recreation (Section 10.7) – page 33 of 38 of the Environmental Justice Element

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.

9. Civic Engagement (Section 10.8) – page 35 of 38 of the Environmental Justice Element

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.

In fact, the Environmental Justice Element Workshops previously held for comment and feedback on this element served as the current public outreach effort specifically designed to support the EJ Element. It provided 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.

10. Prioritizing Improvements & Programs (Section 10.9) – page 37 of 38 of the Environmental Justice Element

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.

GENERAL PLAN AND ZONING CODE CONSISTENCY

The Environmental Justice Element is consistent with and advances the General Plan because it operates within the General Plan framework consolidating and strengthening the existing General Plan direction on air quality, food access, public health, housing, public facilities, recreation, civic engagement and prioritizing improvements and programs. It is a policy-level document that does not change land-use designations, development intensity, or allowable uses. Instead, it incorporates General Plan elements, goals, policies and implementations by reference and adds environmental justice policies and implementations to improve internal consistency and ease of application during future actions.

The Environmental Justice Element is consistent with the Zoning Code (Title 18) because it supports the purpose and intent of the Zoning Code in promoting public health, safety, welfare and orderly development. It does not amend zoning districts, permitted uses, development standards or maps. The Environmental Justice Element supports implementation of the General Plan through existing zoning districts and review processes, while advancing the County's goals related to public health, equity, and environmental protection in a manner fully compatible with the established zoning framework.

TRIBAL CONSULTATION

General Plan updates require that jurisdictions offer consultation opportunities to local Tribes. Pursuant to Government Code Section 65352.3, Tribes have 90-days, after receiving invitations to consult on GPAs to request consultation opportunities. Staff mailed consultation invitations on November 15, 2023 to the: Big Pine Paiute Tribe of the Owens Valley, Bishop Paiute Tribe, Death Valley Timbi-sha Shoshone Tribe, Fort Independence Indian Community of Paiutes, Kern Valley Indian Community, Lone Pine Paiute-Shoshone Tribe, North Fork Rancheria of Mono Indians, Tule River Indian Tribe, Twenty-Nine Palms Band of Mission Indians, Walker River Reservation and Wuksachi Indian Tribe/Eshom Valley Band in relation to the Projects. No requests for consultation were received.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposal is covered by the Common Sense 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. The Environmental Justice Element is a policy document that consolidates and clarifies existing General Plan goals, policies and implementations related to equity, health and environmental protection. No new land uses or physical development are proposed. Any future physical projects or regulatory changes contemplated by the element implementation measure may require separate discretionary review and separate findings for General Plan and zoning consistency and CEQA if found necessary.

NOTICING

The draft Environmental Justice Element was posted on the Planning Department website for public review on August 7, 2025 for the August 27, 2025 Planning Commission workshop and the October 7, 2025 Board of Supervisors workshop. The revised Environmental Justice Element was posted on the Planning Department website for public review on January 2, 2026. The public hearing notice was advertised in the Inyo Register on January 3, 2026 meeting the noticing requirement for the January 28, 2026 Planning Commission meeting. No comments were received by the date of posting of this staff report on the Planning Department website on January 2, 2026.

RECOMMENDED FINDINGS

Staff recommends the Planning Commission recommend that the Board of Supervisors approve and adopt the Environmental Justice Element and certify it is exempt from CEQA.

ATTACHMENTS

1. Environmental Justice Element
2. Planning Commission Resolution No. 2026-01
3. Draft Board of Supervisors Resolution



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.¹ They will also cover the statute requirements as detailed in the Chapter 4.8 statutory requirements table² 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.

¹ 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.

² 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, 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.³ This overlay information and population characteristics designate the top 25 percent of the highest scoring tracts in CalEnviroScreen as disadvantaged communities.

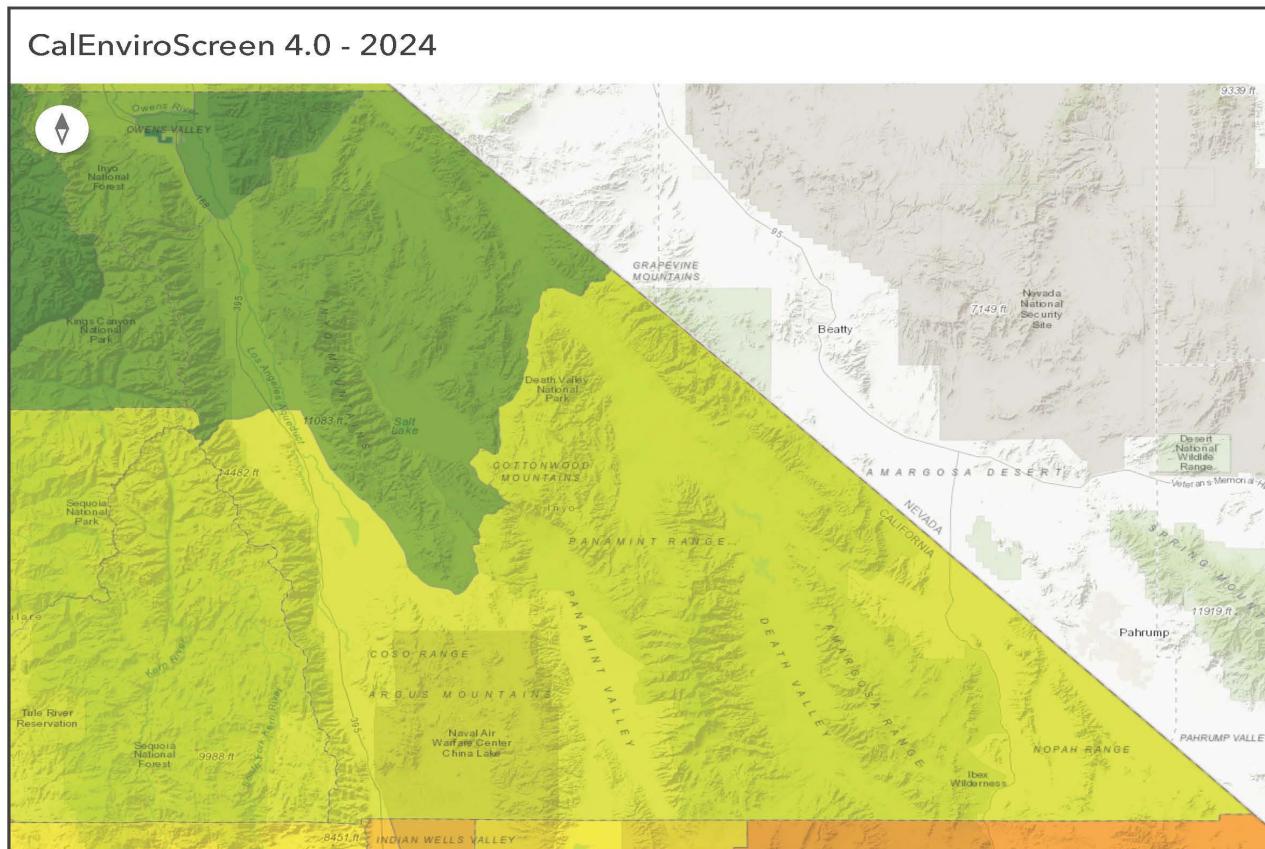
Although the General Plan identifies “Legacy Communities” (See General Plan Section 4.2 Land Use Policy LU-1.20), in viewing Inyo County in CalEnviroScreen and taking into consideration CalEPA’s identification of disadvantaged communities, it is demonstrated Inyo County has no disadvantaged communities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

³See <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).⁴

⁴ 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.⁵ 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. However, there are other smaller communities which have much less to no option for access to fresh healthy food, which tends to be overpriced when available. For example, the south-eastern areas of Inyo County have no existing markets. 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

⁵ 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

GOAL EJ-FA-1	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.



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.



Table 10-3. Food Access Implementation Measures

Implementation Measure	Implementing Policy	Responsibility	TIMEFRAME	
			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 combine 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 delivery 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.⁶ 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.

⁶ 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.⁷ 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.

⁷ 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 2025)

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	The County shall pursue water conservation measures, to include drought-tolerant landscaping, water efficient irrigation systems, the water-efficiency landscape ordinance, and water-conserving components and retro-fitting in new and existing facilities, to include County facilities.	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.⁸ 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

⁸ See Environmental Justice Element Section 10.2 – Inyo County has no disadvantaged communities.



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
Policy PSU-8.1	Fire Protection for New Development
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

				TIMEFRAME
Implementation Measure		Implementing Policy	Responsibility	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.⁹ 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

⁹ 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

Implementation Measure	Implementing Policy	Responsibility	TIMEFRAME
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	■



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



10.7 RECREATION

Under California Government Code §65302(h)(1)(A), the General Plan must identify policies to promote physical activity in disadvantaged communities.¹⁰ 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-

¹⁰ 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.¹¹ 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

¹¹ 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



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.

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF INYO, STATE OF CALIFORNIA RECOMMENDING THAT THE BOARD OF SUPERVISORS CERTIFY THE ENVIRONMENTAL JUSTICE ELEMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND MAKE CERTAIN FINDINGS WITH RESPECT TO AND APPROVE, GENERAL PLAN AMENDMENT NO. 2025-06/ENVIRONMENTAL JUSTICE ELEMENT

WHEREAS, the Environmental Justice Element is a required component of the General Plan Housing Element, and pursuant to the direction of the California Department Housing and Community Development (HCD), Government Code Section 65302(h) and Senate Bill 1000 (2016), must be adopted in order to have the Inyo County 6th Cycle Housing Element Update certified; and

WHEREAS, the 6th Cycle Housing Element Update was originally adopted by the Board of Supervisors on August 16, 2022 and certified by HCD in August 2022; and

WHEREAS, the 6th Cycle Housing Element Update was amended and adopted by the Board of Supervisors on September 26, 2023 and certified by HCD on October 30, 2023; and

WHEREAS, the County began work on the Environmental Justice Element in August 2022; and

WHEREAS, pursuant to Senate Bill 18 (SB18) and Government Code Section 65352.3, on September 22, 2022, the County requested a list of appropriate Native American contacts from the California Native American Heritage Commission (NAHC), to request consultations regarding the Environmental Justice Element; and

WHEREAS, the NAHC transmitted a list of Native American contacts to the County on November 14, 2023 for purposes of SB18 consultation regarding the Environmental Justice Element; and

WHEREAS, on November 15, 2023 the County sent certified letters initiating Native American Consultation pursuant to the California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65352.4, 65562.5, with Big Pine Paiute Tribe of the Owens Valley, Bishop Paiute Tribe, Death Valley Timbi-sha Shoshone Tribe, Fort Independence Indian Community of Paiutes, Kern Valley Indian Community, Lone Pine Paiute-Shoshone Tribe, North Fork Rancheria of Mono Indians, Tule River Indian Tribe, Twenty-Nine Palms Band of Mission Indians, Walker River Reservation and Wuksachi Indian Tribe/Eshom Valley Band; and

WHEREAS, as specified by SB18 and per Government Code Section 65352.3, the tribes have 90 days to initiate the consultation after notification; and

WHEREAS, only the Bishop Paiute Tribe requested consultation; and

WHEREAS, on February 23, 2024, County Staff meet with the Bishop Paiute Tribe for consultation to discuss the Environmental Justice Element and the Tribe provided comment and suggestions; and

WHEREAS, on Wednesday, August 23, 2025, the Inyo County Planning Commission held a duly-noticed public workshop to educate interested parties about the Environmental Justice Element and the proposed adoption process and took comments; and

WHEREAS, on Tuesday, October 7, 2025, the Inyo County Board of Supervisors held a duly noticed public workshop to educate interested parties about the Environmental Justice Element and the proposed adoption process and took comments; 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 proposed General Plan Amendments and to make a recommendation to the Board of Supervisors; and

WHEREAS, on January 3, 2026, the County published notice in the Inyo Register of a public hearing to take public comment on General Plan Amendment 2025-06/Environmental Justice Element to be held on January 28, 2026; and

WHEREAS, on January 28, 2026, the Inyo County Planning Commission held a duly-noticed public hearing to consider and recommend the adoption of the General Plan Amendment 2025-06/Environmental Justice Element; and

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

WHEREAS, the Environmental Justice Element is a state-mandated policy document that works to provide equity, health and environmental protection for all of Inyo County's residents as such qualifies for the Common Sense Exemption under CEQA Guidelines §15061(b)(3), because the adoption of the policy bears no possibility of significant environmental effect; and

WHEREAS, the Planning Commission does hereby find and declare that approval of the General Plan Environmental Justice Element is in the public interest;

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Inyo County Planning Commission, that based on all of the written and oral comment and input received at the January 28, 2026, hearing, including the Planning Department Staff Report for the project, the Inyo County Planning Commission makes the following findings regarding the final draft General Plan Environmental Justice Element 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.) The Environment Justice Element update is a policy document that works to provide equity, health and environmental protection for all of Inyo County's residents as such qualifies for the Common Sense Exemption under CEQA Guidelines §15061(b)(3), because the adoption of the policy bears no possibility of significant environmental effect.
- 2.) Based on substantial evidence in the record, the proposed General Plan Environmental Justice Element is consistent with the goals and policies of the Inyo County General Plan.
- 3.) Based on substantial evidence in the record, the proposed General Plan Environmental Justice Element is consistent with the purposes and intent of Title 18 (Zoning Ordinance) of the Inyo County Code.
- 4.) Based on substantial evidence in the record, the General Plan Environmental Justice Element complies with California Government Code Section 65302(h) (i.e., the State's regulations for Environmental Justice Elements).

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

RECOMMENDED ACTIONS

1. Certify that the Environmental Justice Element is a exempt from CEQA under General Rule 15061(b)(3) as was presented to and considered by the Board, and reflects the independent judgment of the Board.
2. Make certain findings with respect to, and approve General Plan Amendment No. 2025-06/Environmental Justice Element based on all of the information in the public record and on recommendation of the Planning Commission.

PASSED AND ADOPTED this 28th day of January, 2026, by the following vote of the Inyo County Planning Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

Todd Vogel, Chair
Inyo County Planning Commission

ATTEST:

Cathleen Richards, Planning Director

By _____
Sally Faircloth
Secretary of the Commission

RESOLUTION NO.

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
INYO, STATE OF CALIFORNIA, CERTIFYING THAT THE PROVISIONS OF
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) HAVE BEEN
MET AND MAKING CERTAIN FINDINGS WITH RESPECT TO AND
APPROVING GENERAL PLAN AMENDMENT NO. 2025-06/ENVIRONMENTAL
JUSTICE ELEMENT**

WHEREAS, the Environmental Justice Element is a required component of the General Plan Housing Element, and pursuant to the direction of the California Department Housing and Community Development (HCD), Government Code Section 65302(h) and Senate Bill 1000 (2016), must be adopted in order to have the Inyo County 6th Cycle Housing Element Update certified; and

WHEREAS, the 6th Cycle Housing Element Update was originally adopted by the Board of Supervisors on August 16, 2022 and certified by HCD in August 2022; and

WHEREAS, the 6th Cycle Housing Element Update was amended and adopted by the Board of Supervisors on September 26, 2023 and certified by HCD on October 30, 2023; and

WHEREAS, the County began work on the Environmental Justice Element in August 2022; and

WHEREAS, the Inyo County Planning Department determined the project is exempt from environmental review under CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, on the basis that it could have no possibility of causing significant environmental effects as the Environmental Justice Element is a policy document that works to provide equity, health and environmental protection for all of Inyo County's residents and has meet the requirements set forth by the State of California; and

WHEREAS, on November 15, 2023 the County sent certified letters initiating Native American Consultation pursuant to the California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65352.4, 65562.5, with Big Pine Paiute Tribe of the Owens Valley, Bishop Paiute Tribe, Death Valley Timbi-sha Shoshone Tribe, Fort Independence Indian Community of Paiutes, Kern Valley Indian Community, Lone Pine Paiute-Shoshone Tribe, North Fork Rancheria of Mono Indians, Tule River Indian Tribe, Twenty-Nine Palms Band of Mission Indians, Walker River Reservation and Wuksachi Indian Tribe/Eshom Valley Band; and

WHEREAS, following a duly noticed public hearing on January 28, 2026, the Inyo County Planning Commission passed Resolution 2026-01 recommending the Inyo County Board of Supervisors certify the General Plan Amendment No. 2025-06/Environmental Justice Element as exempt from CEQA and approve the project; and

WHEREAS, on August 19, 2025, following a duly noticed public hearing, having reviewed and considered all the information and evidence presented to it, including public testimony, written comments, staff reports and presentation, the Board of Supervisors makes the required findings and approves General Plan Amendment No. 2025-06/Environmental Justice

Element.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO FINDS AND RESOLVES AS FOLLOWS:

SECTION ONE: The above recitals are incorporated herein as findings.

SECTION TWO: General Plan Amendment No. 2025-06/Environmental Justice Element is exempt from environmental review under CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption.

SECTION THREE: Based on substantial evidence in the record, the proposed General Plan Amendment is consistent with the Goals and Policies of the Inyo County General Plan and with Title 18 (Zoning Ordinance) of the Inyo County Code.

SECTION FOUR: The Environment Justice Element is a state-mandated policy document that works to provide equity, health and environmental protection for all of Inyo County's residents.

SECTION FIVE: The General Plan Amendment No. 2025-06/Environmental Justice Element proposes to meet the requirement of the California Department of Housing and Development of adopting an Environmental Justice Element in order for the 6th Cycle Housing Element to be certified.

SECTION SIX: the Board of Supervisors of the County of Inyo does hereby approve General Plan Amendment No. 2025-06/Environmental Justice Element.

PASSED AND ADOPTED THIS **August 19, 2025.**

AYES:

NOES:

ABSTAIN:

ABSENT:

Scott Marcellin, Chairperson
Inyo County Board of Supervisors

ATTEST:

Denelle Carrington
Acting Clerk of the Board

By _____
Darcy Israel, Assistant



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E-Mail: inyoplanning@inyocounty.us

AGENDA ITEM NO.: **8** (Action Item – Public Hearing)

**PLANNING COMMISSION
MEETING DATE:** January 28, 2025

SUBJECT: Variance #2025-05/Bradford

EXECUTIVE SUMMARY

The applicant requests approval of a Variance to allow construction of a 6-foot-high hog-wire fence within the front yard and street-side yard of a corner lot located at 2581 N. Round Valley Road. The request is intended to address Mule Deer intrusion associated with the property's location adjacent to large open DWP land and seasonal deer migration areas. The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3.

PROJECT INFORMATION.

Supervisory District: 4

Project Applicant: Gustavo Mora Flores

Property Owner: David Bradford

Site Address: 2581 N. Round Valley Road

Community: Bishop/40 Acres

A.P.N.: 009-140-12

General Plan: Residential Rural High Density (RRH)

Zoning: Rural Residential (RR-1.0-acre minimum)

Size of Parcel: Approximately 0.89 acres or 38,593. Sq. ft.

Surrounding Land Use:

Location	Use	General Plan Designation	Zone
Site	SFR (Single Family Residence)	RRH (Residential Rural High Density)	RR-1.0 (Rural Residential)
North	SFR (Single Family Residence)	RRH (Residential Rural High Density)	RR-1.0 (Rural Residential)
East	DWP Land Agriculture	NR (Natural Resources)	OS-40 (Open Space)
South	SFR (Single Family Residence)	RRH (Residential Rural High Density)	RR-1.0 (Rural Residential)
West	SFR (Single Family Residence)	RRH (Residential Rural High Density)	RR-1.0 (Rural Residential)

Staff Recommended Action:

1.) Approve Variance 2025-05/Bradford with the Findings and Conditions as provided for in the staff report and certify that it is Exempt under California Environmental Quality Act (CEQA).

Alternatives:

- 1.) Deny the Variance.
- 2.) Approve the Variance with additional Conditions of Approval.
- 3.) Continue the public hearing to a future date and provide specific direction to staff regarding what additional information and analysis is needed.

Project Planner:

Cynthia Draper

BACKGROUND AND STAFF ANALYSIS

The applicant, Gustavo Mora Flores, submitted a request for a fence height variance on behalf of the property owner, David Bradford. The request proposes construction of a six-foot-tall hog wire fence within the front and side yards of a corner lot, where the maximum permitted fence height is 3.5 feet pursuant to Inyo County Code Section 18.78.180.

The applicant states that the property owner was not aware of the front and street-side yard fence height limitation prior to initiating site preparation for the fence because several nearby properties contain fencing exceeding the maximum permitted height.

To address the fence height limitation, the property owner submitted an application for a variance. The owner is unable to attend the Planning Commission hearing due to prior travel commitments and has authorized the contractor to act as the applicant for this request.

The subject parcel consists of approximately 0.89 acres and is located at 2581 Round Valley Road in Bishop, within the Forty Acres area. The site is developed with a single-family residence, a garage, and an accessory dwelling unit. Surrounding land uses are primarily single-family residences and agricultural land owned by the Los Angeles Department of Water and Power.

The property and surrounding area are located within a documented wildlife migration corridor and are adjacent to open land. The site includes a creek and sloped terrain along the front portion of the parcel (see attached map). The property owner reports that mule deer enter the site and have damaged trees, landscaping, and other vegetation, particularly during migration periods. The request for a taller fence is intended to help reduce wildlife intrusion and related property damage, recognizing that a six-foot fence would not completely deter deer but increasing the fence height above the standard allowed height is intended to reduce the frequency and extent of damage to the property.

Neighborhood Context

The surrounding neighborhood includes a number of properties with fencing that exceeds the standard front or street side yard height limits. While the existence of other non-conforming fences does not, by itself, justify approval of a variance, it provides context for the rural residential character of the area and the prevalence of taller fencing in response to wildlife intrusion.

Fence Placement and Setbacks

The subject parcel is a corner lot zoned Rural Residential (RR) with frontage along Round Valley Road. Required setbacks are fifty feet in the front yard, thirty feet in the rear yard, and twenty feet on each side. A six-foot fence could be constructed in compliance with the zoning ordinance if these setback requirements were met; however, existing mature trees and vegetation within the setback areas limit the ability to place the fence farther from the roadway. As a result, the applicant is requesting a variance to allow the fence height within the reduced setback area.

The proposed fence would be located approximately eighteen feet from the front property line and Round Valley Road and would be constructed along a raised slope ranging from approximately twelve to eighteen inches in height, with a creek separating the roadway from the proposed fence line. One side of the corner lot fronts Ocean View Road, where the proposed fence would be set back approximately one foot from the side property line. The opposite side of the corner lot is adjacent to a dirt driveway serving nearby residences, where the proposed fence would also be set back approximately one foot from the side property line. The distance from the corner of the proposed fence alignment to the paved portion of Round Valley Road, where vehicles execute left- and right-turning movements, is approximately eighteen feet.

Corner Lot Visibility and Public Safety

The parcel's corner lot configuration includes frontage on Round Valley Road, with one side yard fronting Ocean View Road and the opposite side yard fronting a dirt driveway that provides access to nearby residences. Photographs and site observations demonstrate that vehicles exiting the adjacent dirt driveway and vehicles approaching Round Valley Road from Ocean View Road must travel beyond the proposed fence alignment to the edge of the existing roadway or road easement in order to safely execute left or right turning movements.

As proposed, the fence would be located at the top of the existing slope and would not obstruct sight lines for motorists or pedestrians. The fence is constructed of open hog wire and is set back from the paved roadway at the corner by approximately eighteen feet. Based on these separation distances, the existing grade differences, and the fence design, staff does not identify visibility or public safety impacts associated with the proposed fence.

Previous Variance History

No prior variances have been applied for regarding this property.

Provision for Variances

The Inyo County Zoning Ordinance states that any variance to the terms of the Zoning Ordinance may be granted if such a variance would *“not be contrary to its general intent or the public interest, where due to special conditions or exceptional characteristics of the property or its location or surroundings, a literal enforcement would result in practical difficulties or unnecessary hardships”* (Section 18.81.040).

Further, the Zoning Ordinance states that the following three Findings must be affirmed in order for any variance to be granted:

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.
2. That the result would not be detrimental to the public welfare, or injurious to property 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.

In addition to the above Findings specified in the Inyo County Zoning Ordinance, California State Government Code requires the following Findings for any variance:

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.
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.
6. The proposed variance is consistent with the General Plan
7. The requirements of the California Environmental Quality Act have been met.

Affirmative variance Findings must describe the special circumstances that act to physically differentiate the project site from its neighbors and make it unique, and thus uniquely justified for a variance; alternatively, negative findings must describe how the project's physical characteristics are not unique or exceptional and therefore do not justify a variance.

ALL seven of the Findings must be affirmed in order for a variance to be approved.

ENVIRONMENTAL REVIEW

The proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3, which applies to the construction of minor accessory structures, including fences.

NOTICING REQUIREMENTS

The application for VAR 2025-05/Bradford was reviewed by the appropriate County departments. No issues have been identified by County staff.

The project was noticed for a public hearing in the Inyo Register at least ten days in advance, with publication on January 17, 2026. Notice was also mailed to all property owners within 300 feet of the subject property. As of the date of this staff report no comments have been received.

RECOMMENDATIONS

Approve Variance 2025-05/Bradford with the Findings and Conditions as provided for in this staff report and certify that it is Exempt under CEQA.

FINDINGS

Staff has reviewed this application and can find that all seven of the required 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.

(Affirmative- Evidence: Exceptional circumstances apply to the subject property due to the presence of mature, established trees and vegetation within the front and street-side yards. These physical site conditions limit the ability to relocate a six-foot fence farther into the parcel to fully comply with standard setback requirements. Removal of the existing mature vegetation would significantly alter the site and is not considered a reasonable alternative. In addition, the property is located within a documented wildlife migration corridor, and a taller fence would assist in protecting the existing vegetation from ongoing mule deer intrusion. As a result, strict application of the fence height and setback standards would create a practical difficulty in developing the property in a manner comparable to other parcels in the same zoning district.)

2. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.

(Affirmative-Evidence: Approval of the variance would not be detrimental to the public welfare or injurious to property in the vicinity. The proposed fence would be located a minimum of approximately 18 feet from the roadway and would be situated along a raised slope ranging from approximately 12 to 18 inches, with a creek separating the fence from the road. Due to the location, design, and setbacks of the fence along the front and street-side yards, the project is not expected to create visibility, traffic safety, or circulation concerns. The surrounding area consists of similar rural residential development, and the proposed fence is consistent with the character of the neighborhood.)

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.

(Affirmative Evidence: The applicant proposes a six-foot fence to help deter mule deer intrusion

associated with the property's location within a documented wildlife migration corridor. Strict application of the front and street-side yard fence height standards would result in practical difficulties due to site-specific physical conditions on the parcel. Existing mature trees and established vegetation limit the ability to place the fence farther into the parcel where a taller fence would otherwise be permitted, and removal of this vegetation is not considered a reasonable alternative. The general purposes of the zoning ordinance related to neighborhood character, visibility, and public safety are adequately addressed through the proposed fence design, location, and setbacks.)

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.

(Affirmative-Evidence: Approval of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or zoning district. The request is based on site-specific physical conditions, including the presence of mature vegetation within the front and street-side yards that constrain fence placement. Approval of this variance does not alter the underlying zoning regulations, does not establish a general allowance for increased fence heights on corner lots, and does not preclude other property owners from seeking similar relief subject to the same findings and review process.)

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.

(Affirmative – Evidence: The proposed variance does not authorize a use or activity that is not otherwise permitted by the zoning ordinance. Fences are an accessory structure allowed in the Rural Residential zone. The variance request is limited to fence height within the front and street-side yards and does not authorize a prohibited use or activity.)

6. The proposed variance is consistent with the Inyo County General Plan

(Affirmative – Evidence: The proposed variance is consistent with the Inyo County General Plan designation of Residential Rural High Density. The variance allows continued residential use of the property and does not increase density or intensity of development. The proposed fence is consistent with the rural residential character of the area.)

7. The requirements of the California Environmental Quality Act have been met.

(Affirmative – Evidence: The proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3, which applies to the construction of minor accessory structures, including fences.)

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, its advisory agencies, appeal boards, or its legislative body concerning Variance #2024-02/Otremba or applicant's failure to comply with conditions of approval.

2.) 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.

Attachments:

Vicinity Map , Project photos, Migration area Map

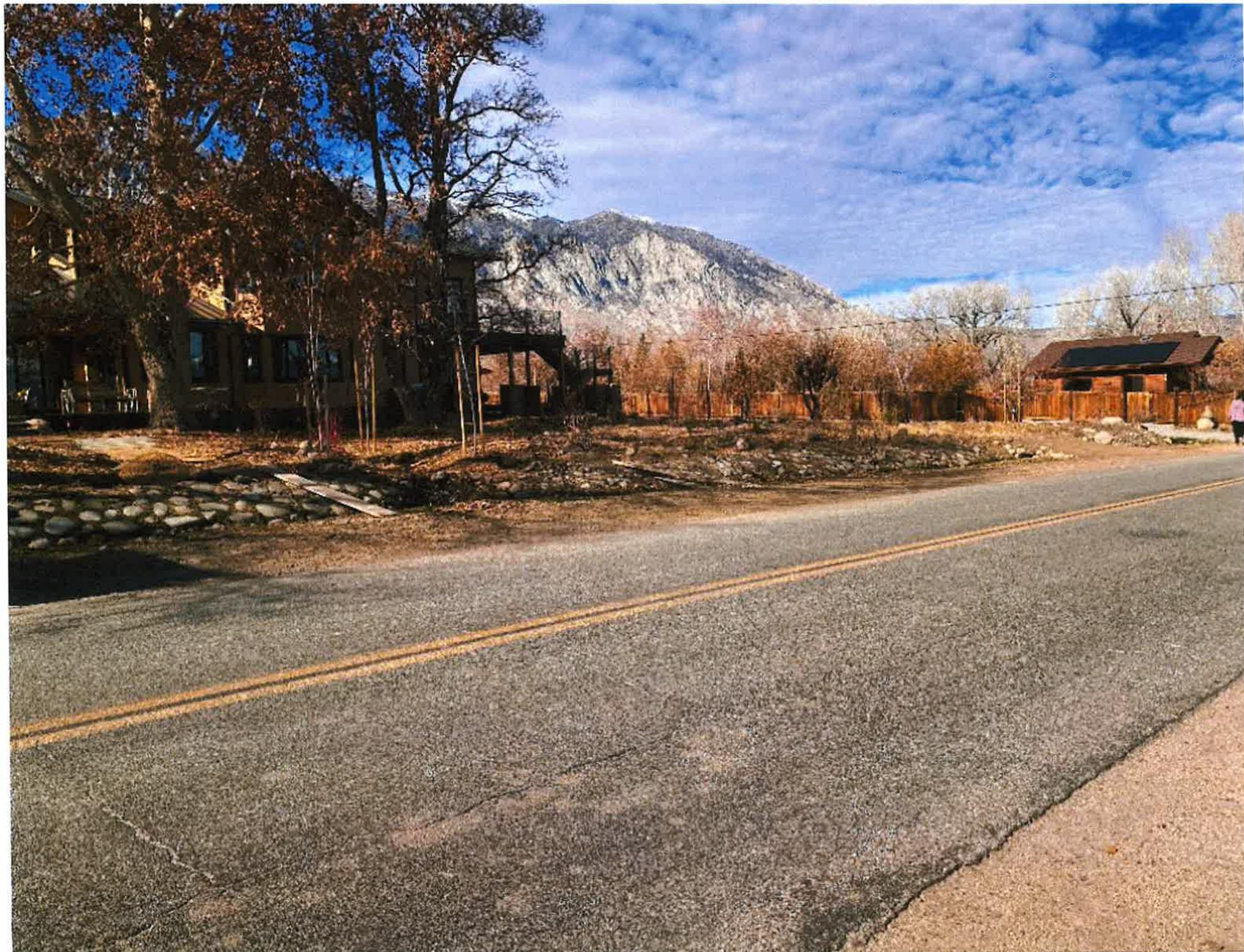


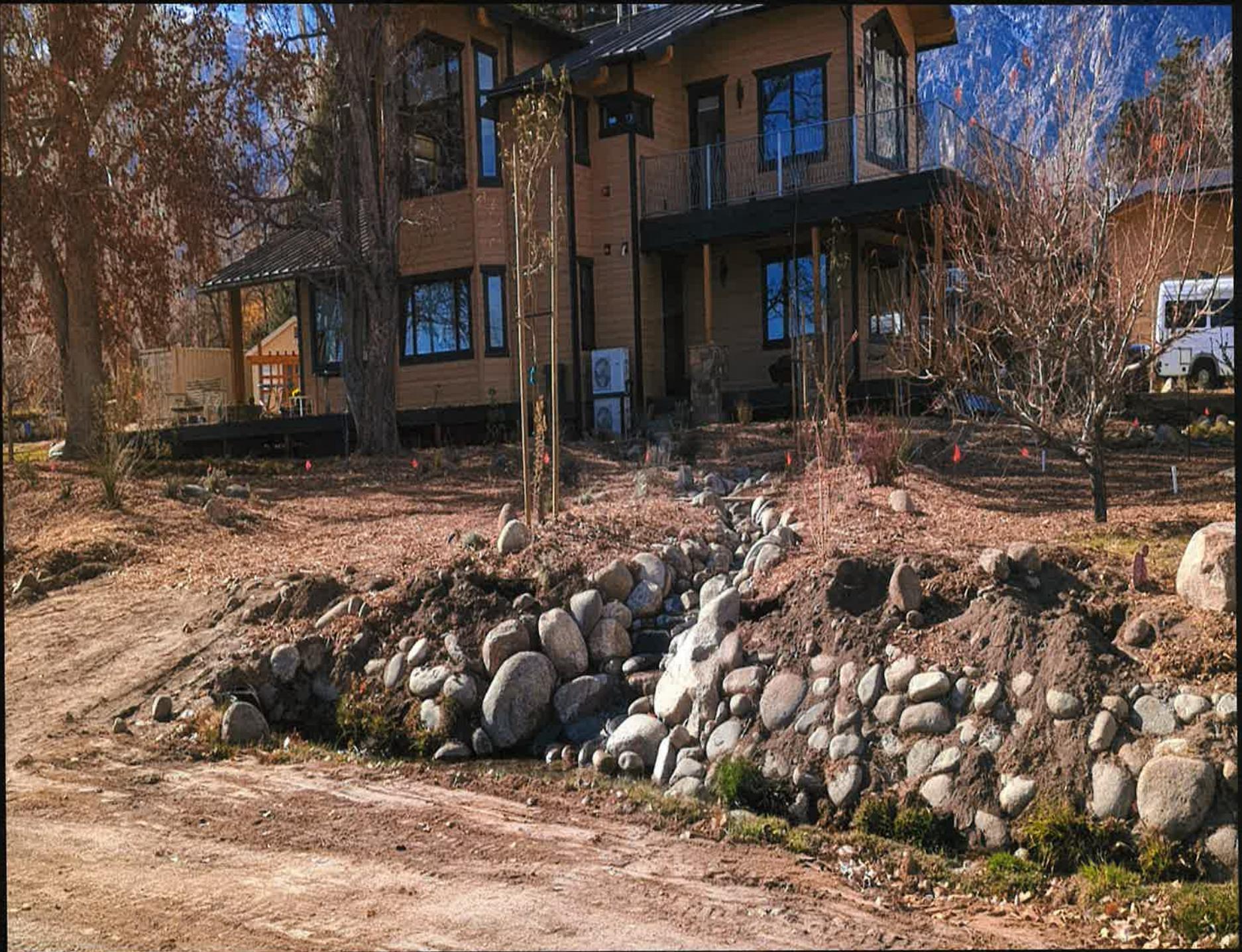
VICINITY MAP
2581 N. ROUND VALLEY ROAD

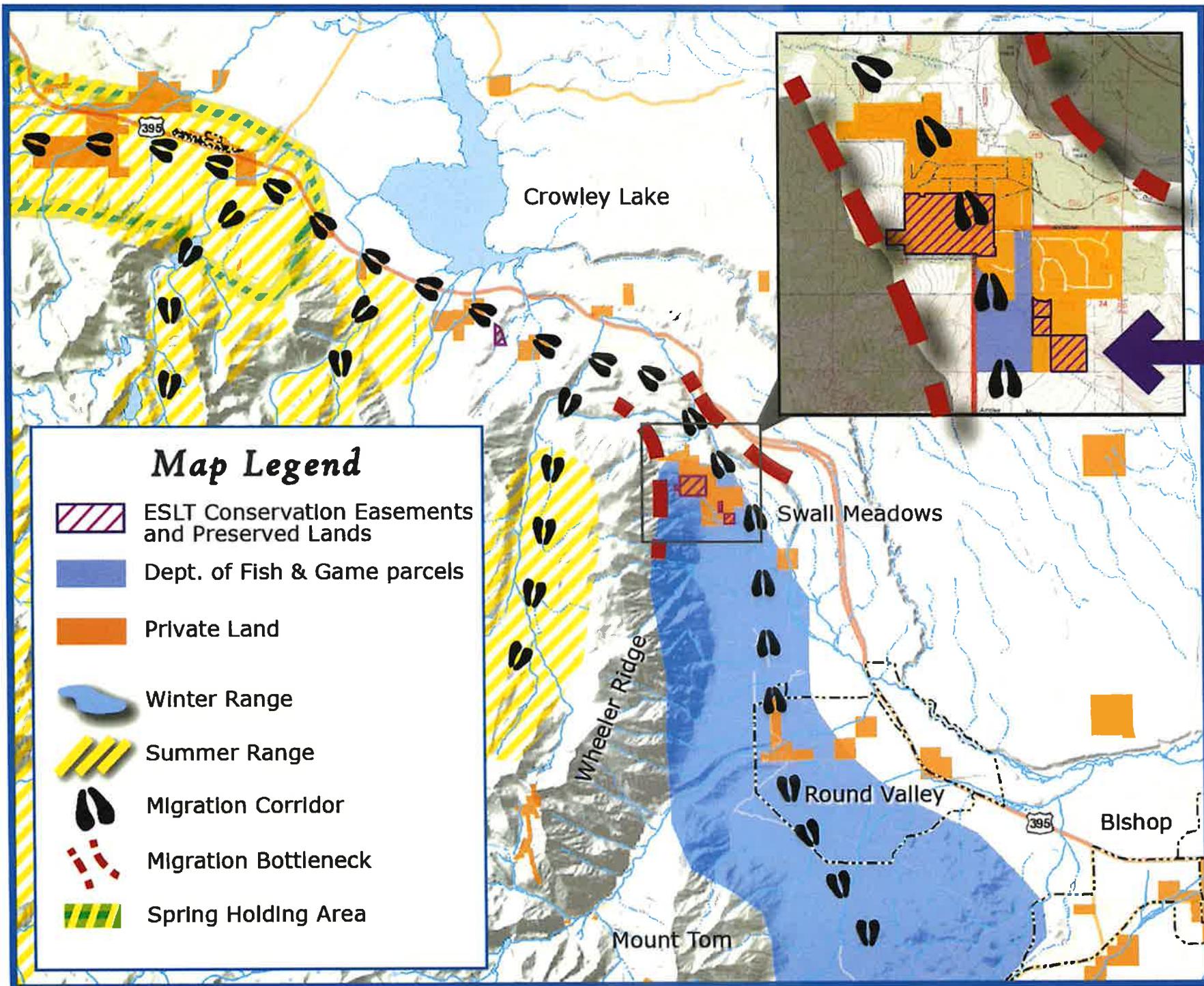
BIRCHIM LN



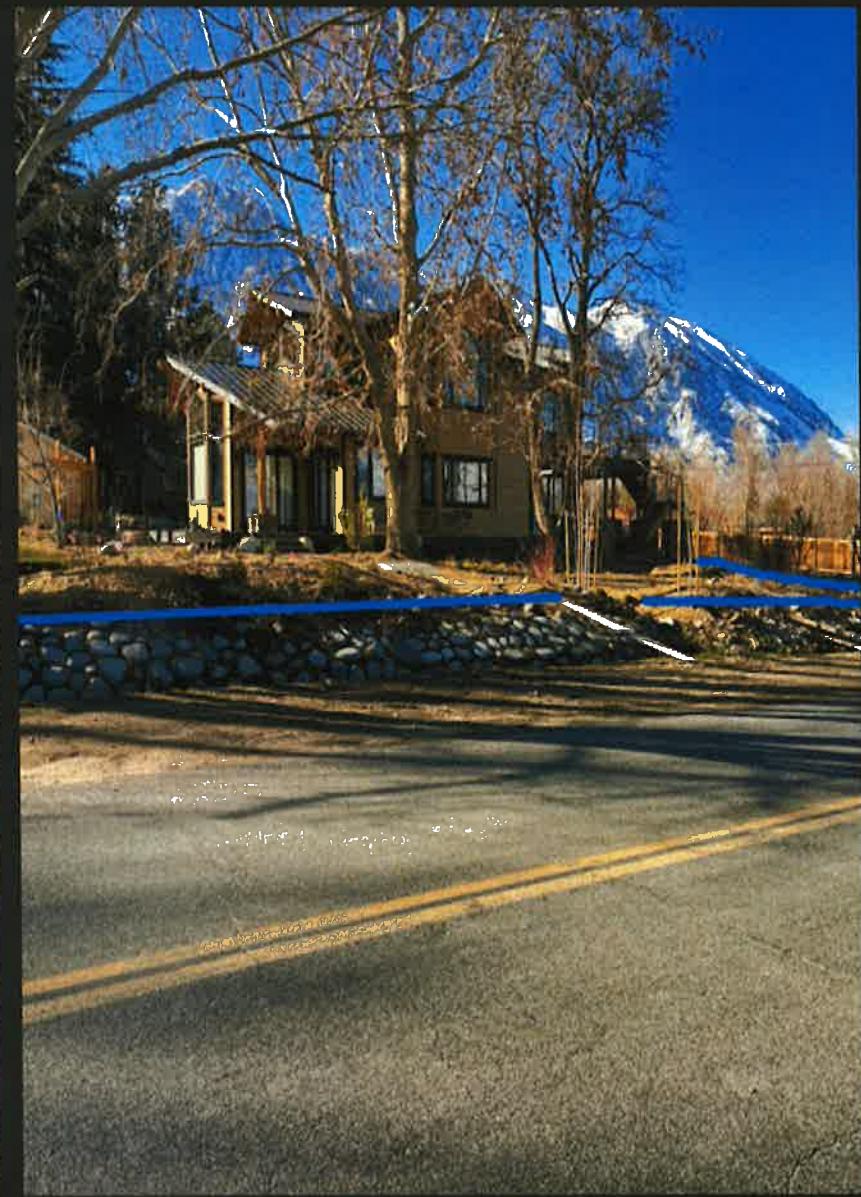
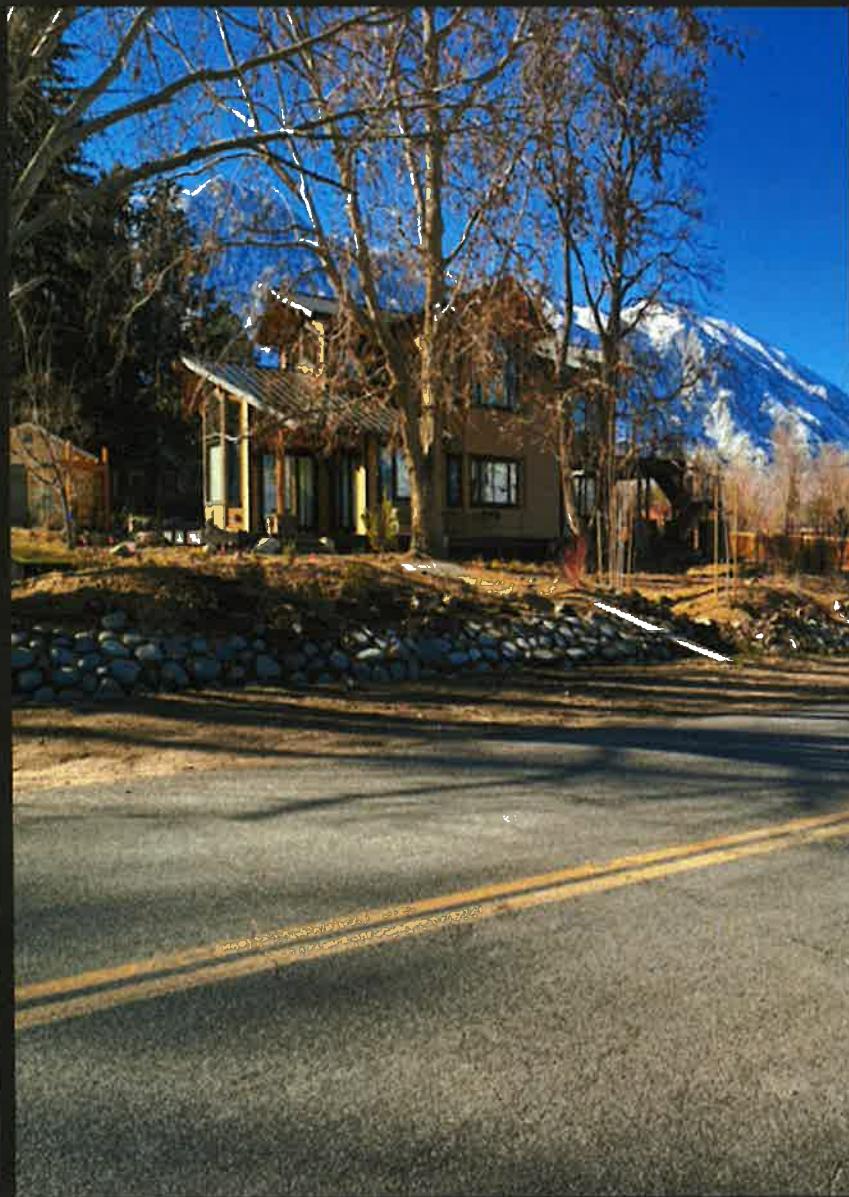






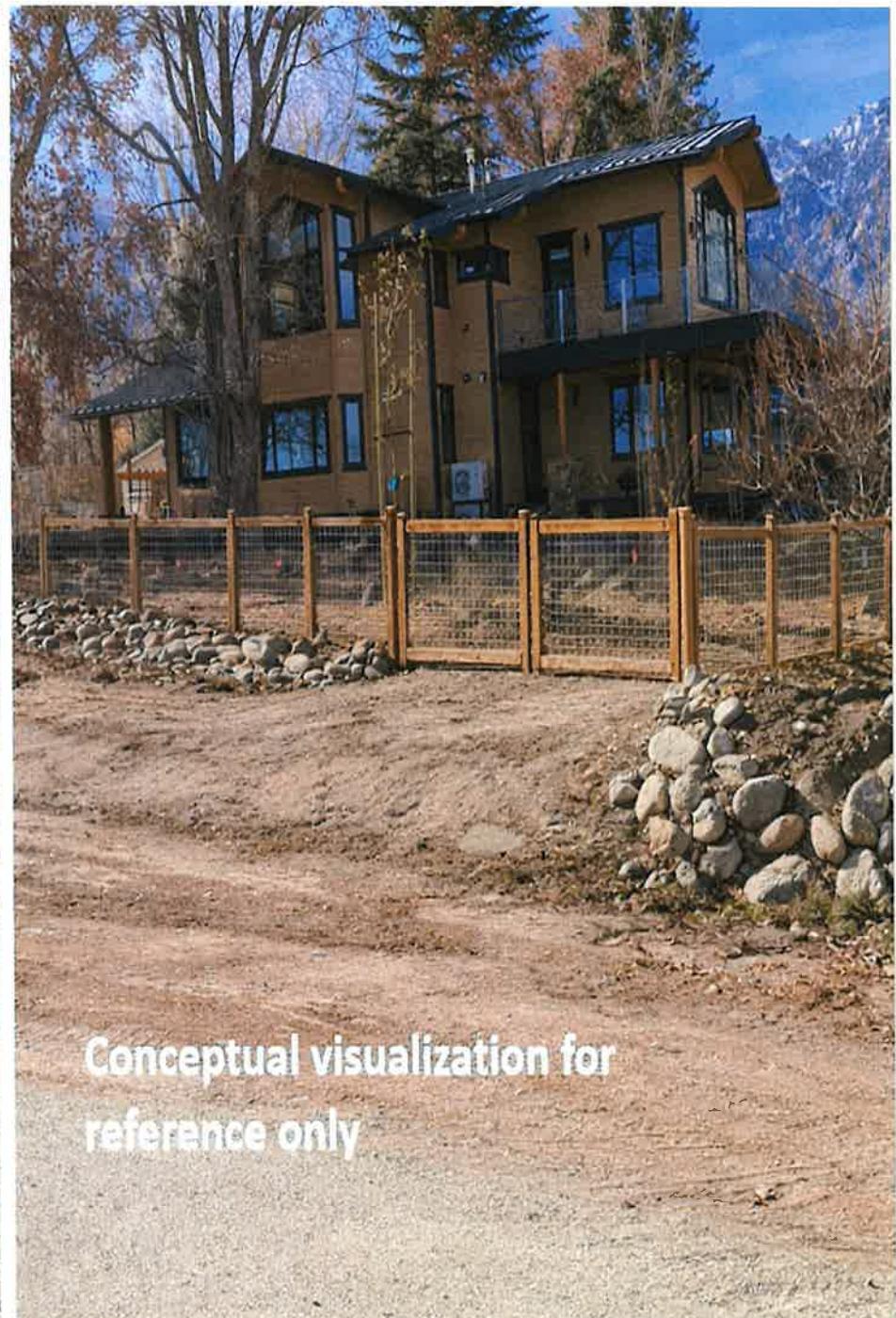
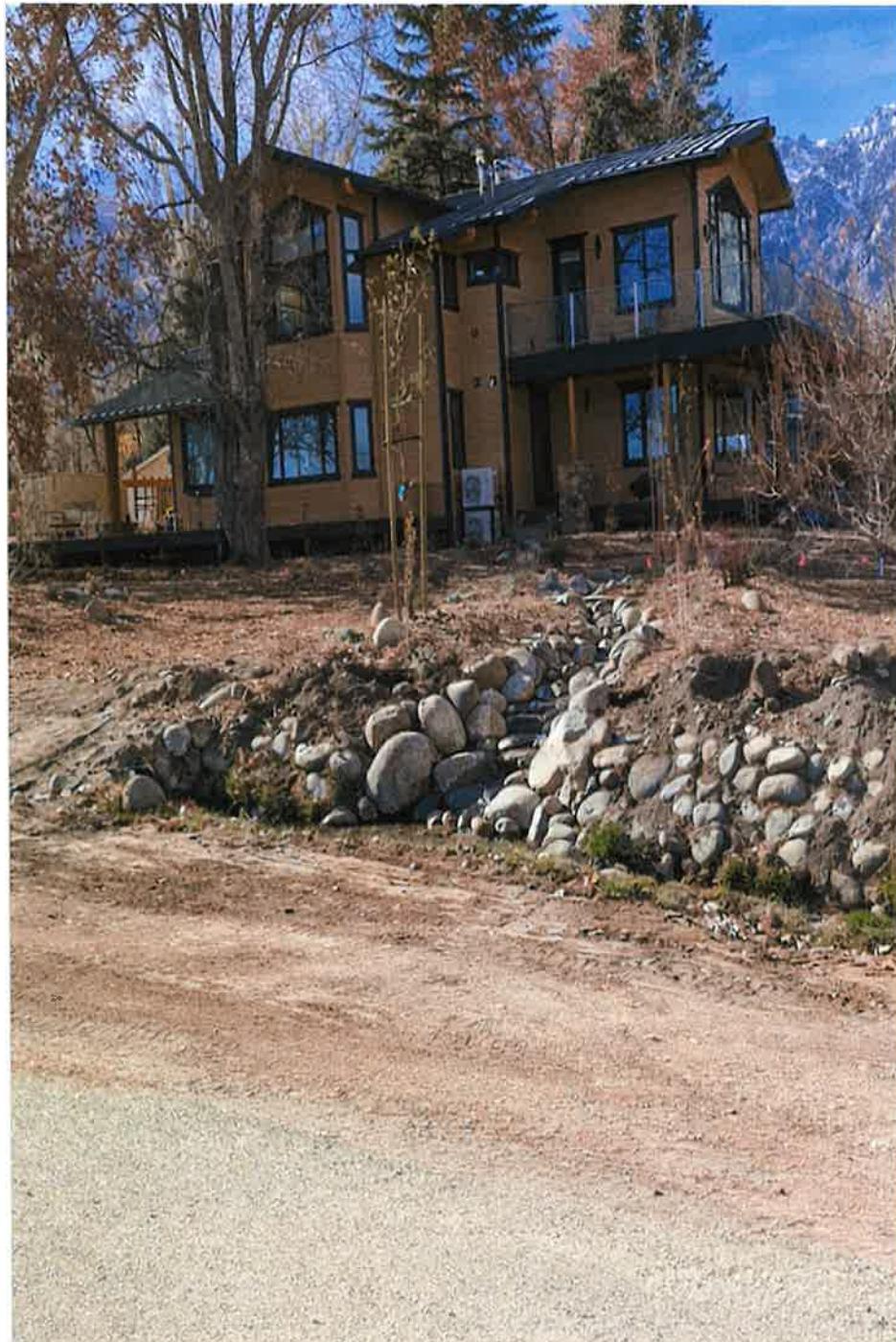






Proposed Fence Type
Six-foot tall open hog wire
fence supported by wood
posts.



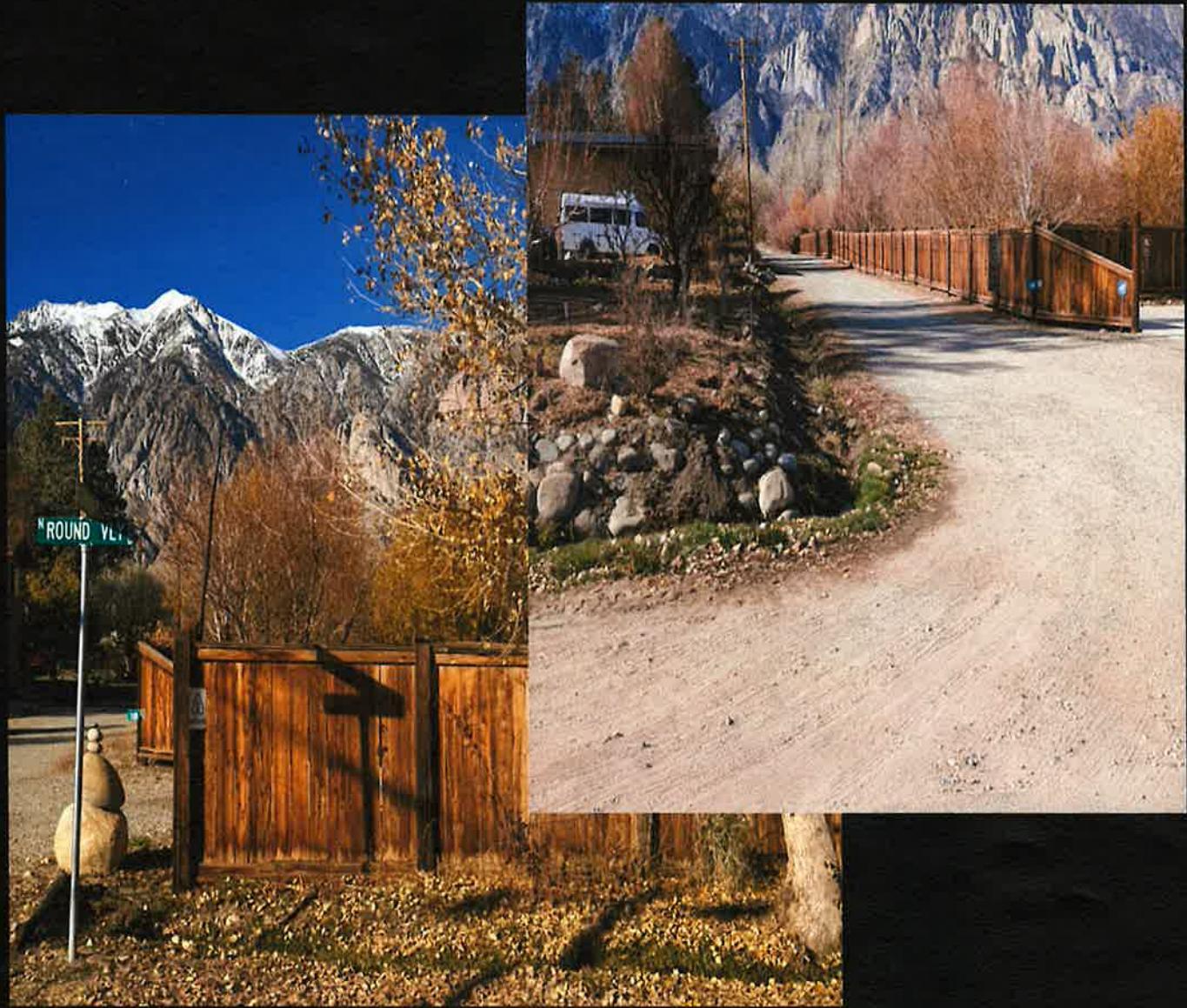


Conceptual visualization
for reference only

Neighborhood Context – Ocean View Road

Photo shown
illustrates an existing
fence on a nearby
corner lot along
Ocean View Road.

This example is
provided for
neighborhood context
only and is not the
basis for the variance
request







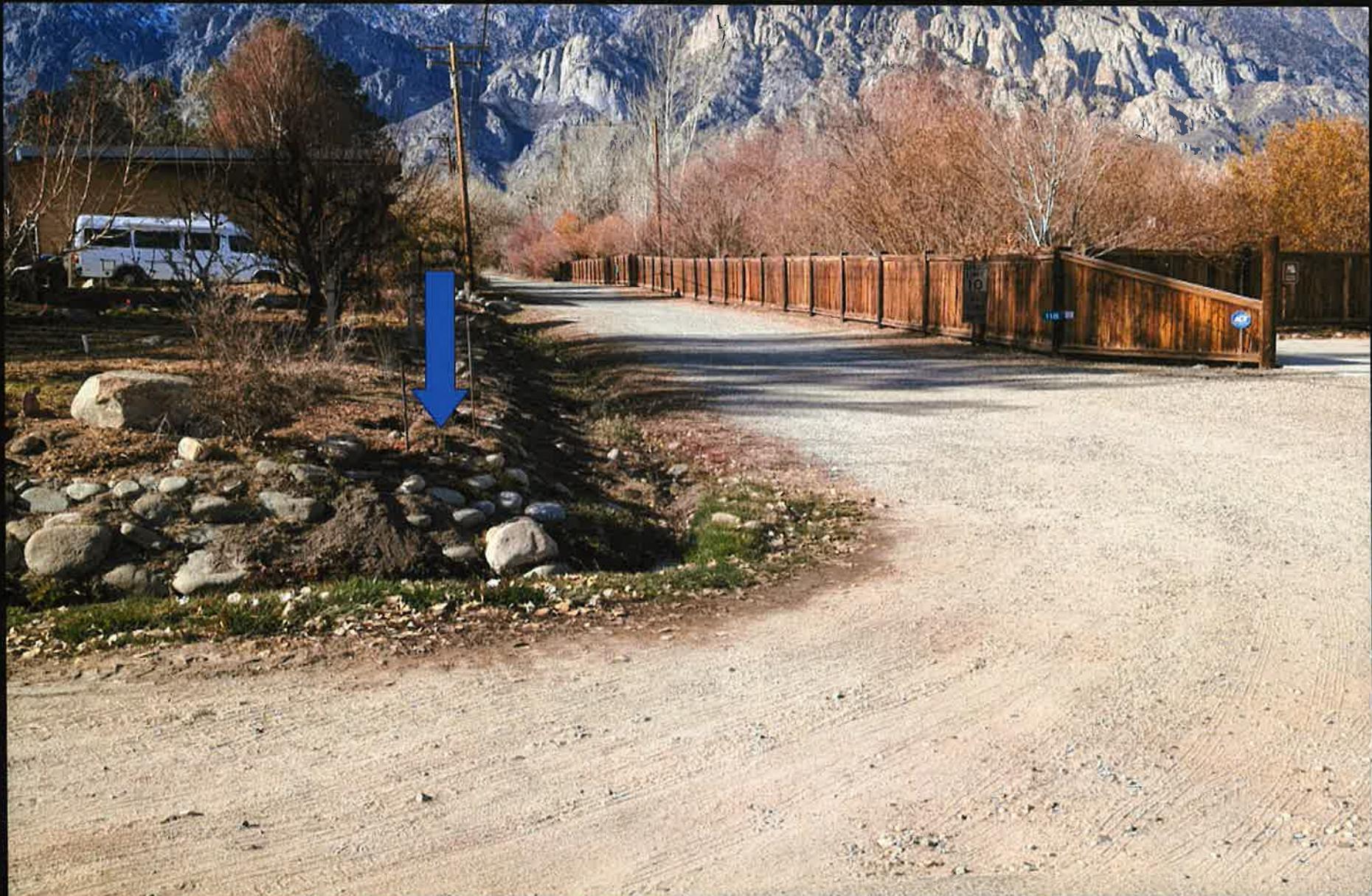
**Front Yard Fence
Placement:**

*Setback from proposed
fence to paved street: 18
feet*



Corner Lot View on Ocean View Road

Proposed fence location is set back apx 18ft from the paved roadway and is not located within the primary sight line for turning movements.



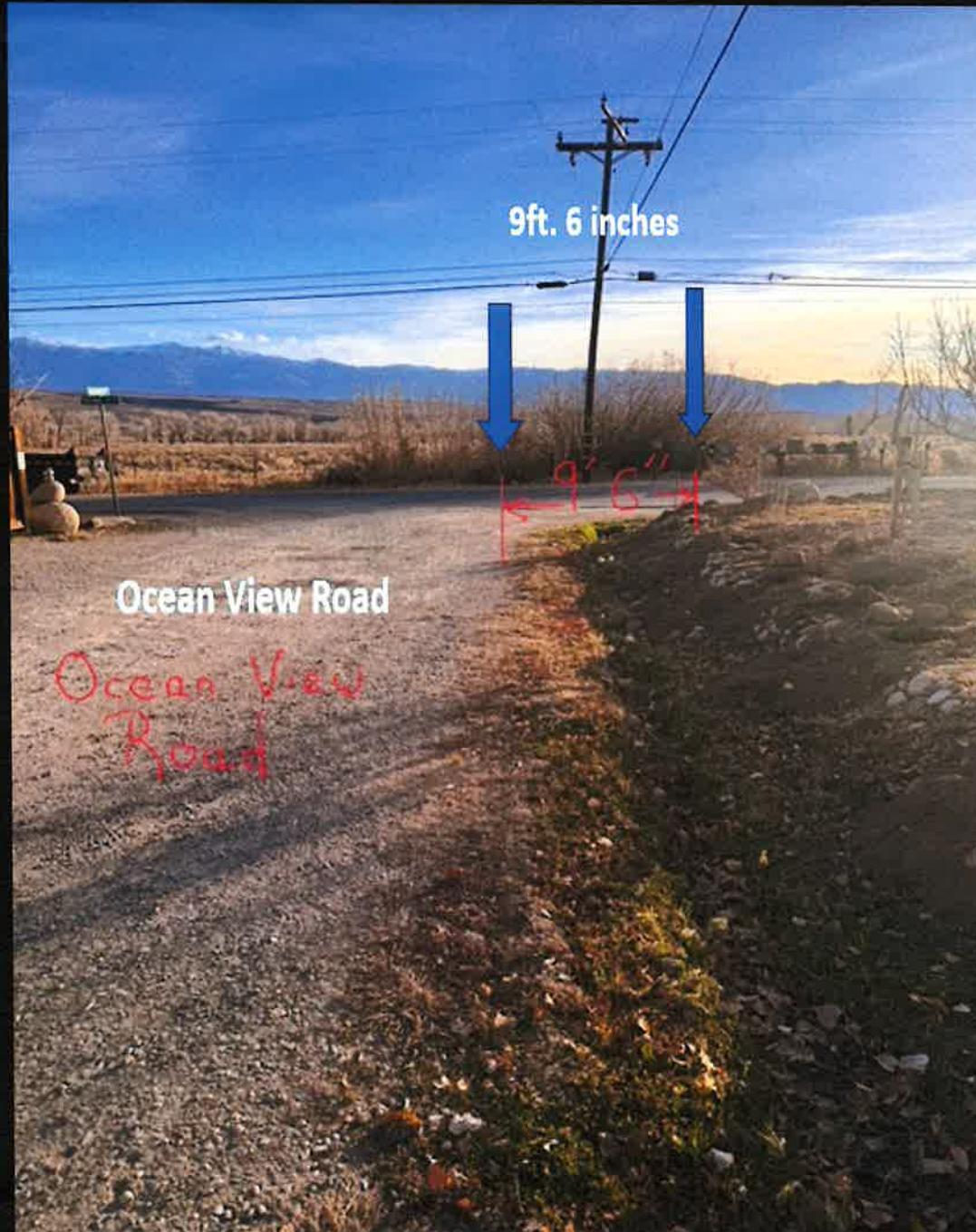
North Side of
corner lot
looking South
from Ocean
View Road

Proposed fence
is set back from
the roadway apx
18ft and does
not obstruct
sight lines for
turning
movements



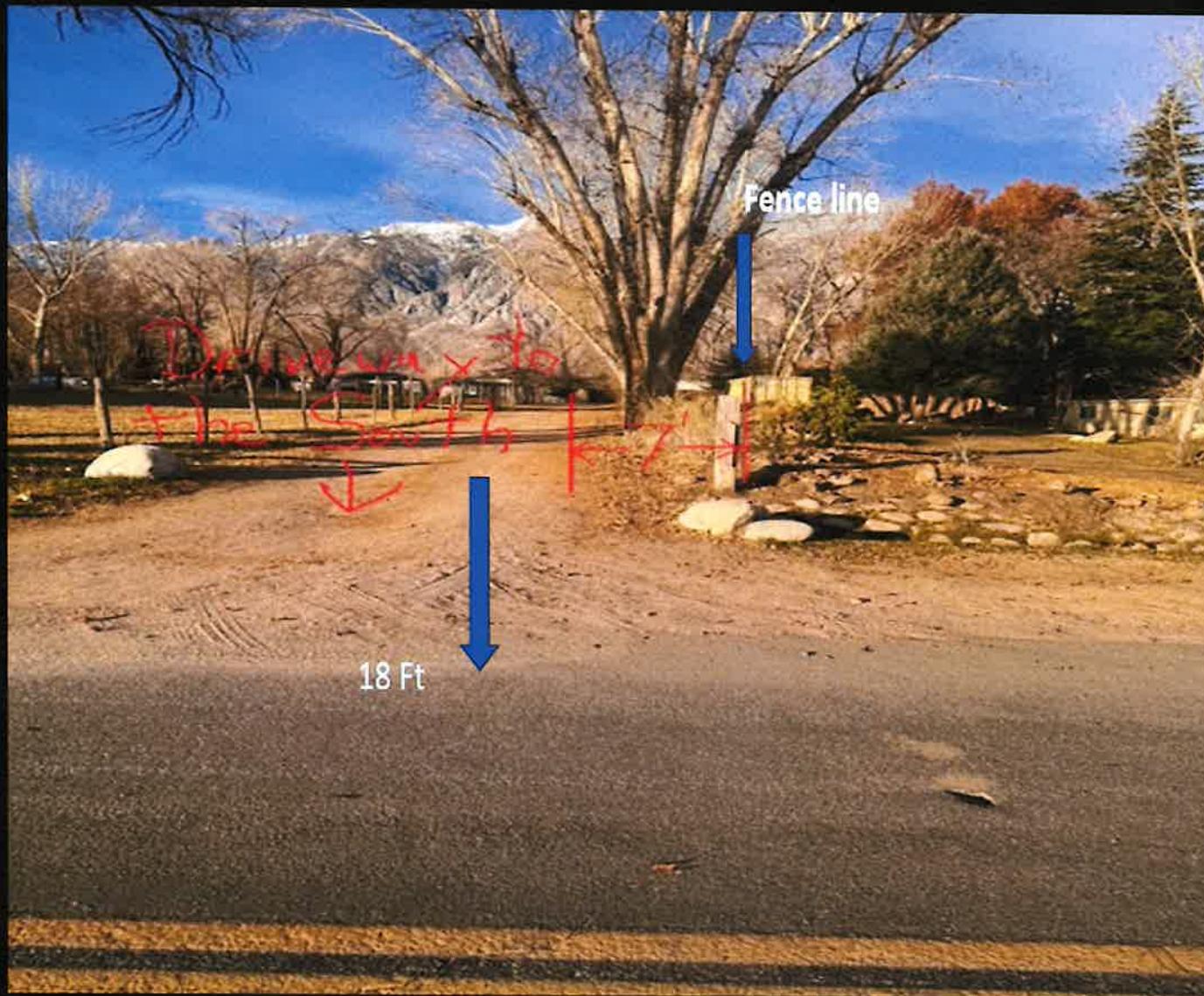
**North side of corner
lot looking toward
Round Valley Road**

**Fence line to ocean
view road is
9 feet 6 inches**



South Side of corner lot adjacent to neighbors Long Dirt Driveway

Vehicles exiting the driveway must pull forward approximately 18 feet from the proposed fence alignment to reach the pavement before turning onto Round Valley Road





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

Phone: (760) 878-0263
FAX: (760) 873-2712
E-Mail: inyoplanning@inyocounty.us

AGENDA ITEM NO.: **9** (Action Item – Public Hearing)

**PLANNING COMMISSION
MEETING DATE:** January 28, 2026

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:

Location:	Use:	Gen. Plan Designation	Zoning
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, required 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 Cathleen 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 January 14, 2026, 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

EXHIBIT 1

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.

EXHIBIT 1

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

EXHIBIT 1

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.

EXHIBIT 1

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.

EXHIBIT 1

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.

EXHIBIT 1

- 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

EXHIBIT 1

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

 AIR45243270

Owner Information

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

URL

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

Listing status

Active

Listing ID

air45243270

Listing title

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

Identified Address

2660 Highland Dr
Bishop, CA 93514, USA

Platform name

Airbnb

Bedrooms

3

Parcel Number

01119202

Cleaning fee in USD

Registration Number

Not registered

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

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest ▼	

Check availability



1-hour drive to Kings Canyon National Park

This home is near the national park.



[Report this listing](#)



Self check-in

Check yourself in with the keypad.



Extra spacious

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

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

1 2 3 4 5

1 2

6 7 8 9 10 11 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 aside...

[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 4:00PM

Checkout before 11:00 AM

6 guests maximum

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

Cancellation policy

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

[Add dates >](#)

[Show more >](#)

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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

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Entire home in Bishop, California

6 guests · 3 bedrooms · 3 beds · 2 baths



4.93
★★★★★

29
Reviews



Hosted by David

Superhost · 5 years hosting

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest ▼	

Check availability



1-hour drive to Kings Canyon National Pk

This home is near the national park.



[Report this listing](#)



Self check-in

Check yourself in with the keypad.



Extra spacious

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

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

August 2025							September 2025						
S	M	T	W	T	F	S	S	M	T	W			
					1	2		1	2	3			
3	4	5	6	7	8	9	7	8	9	10	1		
10	11	12	13	14	15	16	14	15	16	17	1		
17	18	19	20	21	22	23	21	22	23	24	2		
24	25	26	27	28	29	30	28	29	30				
31													



4.93

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
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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 u til 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](#)

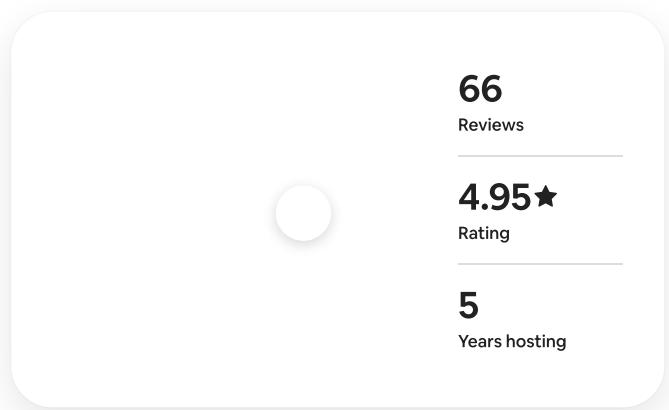
EXHIBIT 2B

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](#)

[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](#)

EXHIBIT 2B

Vacation rentals with outdoor seating in Inyo County

Family-friendly vacation rentals in United States

Vacation rentals with outdoor seating in California

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 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

Parking available

Fireplace

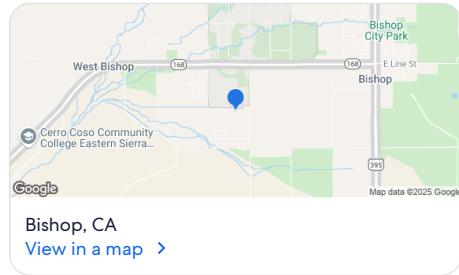
Air conditioning

Dryer

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 >](#)[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

Washer

Dryer

Free WiFi

Air conditioning

Outdoor Space

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

<input type="radio"/>	Full refund	<input type="radio"/>	Partial refund	<input type="radio"/>	No refund	<input type="radio"/>
Today		Aug 18		Aug 25		Check-in

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

[See all 11 reviews](#)

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
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[See](#)

Edt
Feb

About the host



David

[See host profile](#)

EXHIBIT 2C

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
\$7,903 for 19 nights
All fees included

EXHIBIT 2C

Bishop, Entire House, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.

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

June 23, 2025

David and Pasha Foroudi
2660 Highland Drive
Bishop, CA 93514
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:

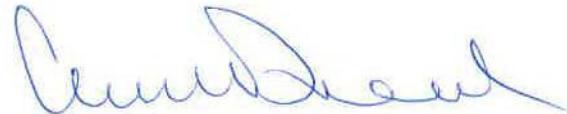
On June 13th Planning Director Cathreen Richards conducted a review of the county’s short-term rental status through the short-term compliance software program, Granicus. Based on this review you have been renting your home at 2660 Highland Drive in Bishop, CA as a “whole house” rental, when your permit clearly states that it is for a hosted rental. This was further verified on June 18, 2025, when code compliance officer Tehauna Tiffiny 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 or 760-878-0468

Sincerely,



Cathleen Richards
Planning Director

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

EXHIBIT 4

EXHIBIT 4



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

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

July 17, 2025

2660 Highland Drive
Bishop, CA 93514
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:
 - o The Permit explicitly states that it is for a hosted short-term rental;
 - o County staff has apprised you several times of the County’s definition of “Hosted rental;”
 - o 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;
 - o On June 20, 2025, you contacted Ms. Tiffany regarding her visit to the property on June 18, 2025. During that conservation, 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,



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**

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN the Inyo County Planning Commission will hold public hearings Wednesday, January 28, 2026 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 under "Current Projects."