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DRAFT MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND INITIAL STUDY

PROJECT TITLE: Tentative Parcel Map 432/Wilson; General Plan Amendment 2025-02/Wilson; and Zone Reclassification 2025-02/Wilson

PROJECT LOCATION: The proposed project site is a 2.86-acrea parcel located at 250 Panorama Drive, Wilkerson, CA, with Tax Assessor Parcel Number (APN) 013-180-02 (map attached).

PROJECT DESCRIPTION: The applicant is requesting a Tentative Parcel Map (TPM) to subdivide an approximate 2.86-acre parcel with Assessor Parcel Number (APN) 013-180-02 and located at 250 Panorama Drive in Wilkerson, into 4 separate parcels. The existing parcel has an area of approximately 2.86 acres and is currently zoned One Family Residences with a 1.0-acre minimum (R1-1.0) and has a General Plan designation of Rural Residential High (RRH) with a density of 1-unit per acre. The property is surrounded by Panorama Drive to the north, and residential structures to the north, east and west, and to the south Collins Road and vacant land. The parcel currently has one single-family home located on north-west side with the rest of the parcel vacant and previously disturbed by paths and various residential activities including storage. The project is a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

FINDINGS:

A. The proposed project is consistent with the goals and objectives of Inyo County General Plan.

The proposed project is not consistent with the County General Plan designation of Residential Rural High Density (1-unit per acre density). This does not conform to the proposed resulting 0.5-acre lot sizes. A General Plan Amendment to change the designation to RVL (2-units per acre, which equates to 1-unit per 0.5-acres) is required for the subdivision to create consistency between the new lot sizes and the General Plan designation. The RVL designation is intended for large-lot single-family housing in rural residential neighborhoods situated between existing communities and rural residential areas. Any future new development should be connected to water and sewer systems. However, since there is not a water or sewer district that serves the parcel individual wells and septic systems may be developed, subject to approval by the County Environmental Health Department. The General Plan Amendment will allow TPM 432 to proceed, as all the new proposed Parcels (1-4) meet the density requirement under the RVL General Plan designation.

B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance.

The proposed project is not consistent with the current County Zoning Ordinance designation of One-Family Residence with a 1-acre minimum R1-1. The proposed new Parcel sizes will range from 0.63 to 0.80 acres which are inconsistent with the R1-1.0 (1.0-acre minimum) requirement. Inyo County Code (ICC) Chapter 18.30 (R1-Districts – One Family Residences) allows the minimum lot sizes to be specified as long as they are not less than 5,800 square feet (0.133-acres). Currently, the specified minimum size is 1.0-acre. The proposed subdivision would result in all the parcels, ranging from 0.63 to 0.80 acres, to be noncompliant with R1-1.0 zoning standards, therefore, the applicant is requesting a reclassification to

R1-0.5, which has a minimum lot size requirement of 0.5-acre. This reclassification will allow TPM 432 to proceed, as all the new proposed Parcels (1-4) meet the minimum lot size requirement under the R1-0.5 designation.

C. Potential adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.

Based on the information provided by the applicant, and staff's review, adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.

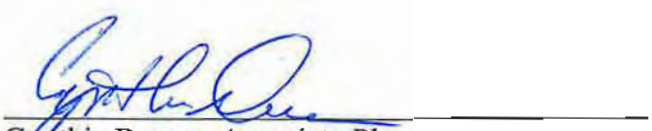
D. Based upon the environmental evaluation of the proposed project, the Planning Department finds that the project does not have the potential to create a significant adverse impact on flora or fauna; natural, scenic and historic resources; the local economy; public health, safety, and welfare. This constitutes a Mitigated Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

As no development is proposed as part of this project, and due to the absence of biological resources and no records of cultural resources have been identified mitigation measures are included as conditions of approval for possible future development, as follows:

1. A formal Swainson's Hawk Technical Advisory Committee protocol surveys within a 0.5-mile radius shall be conducted prior to any future ground-disturbing activities, tree removal, or development on the resulting lots.
2. Botanical surveys shall be conducted to determine the presence or absence of milkweed conducted prior to any future ground-disturbing activities or development on the resulting lots.
3. Nesting bird surveys for Northern Harrier shall be conducted to determine the presence/absence of this species prior to any future ground-disturbing activities, tree removal, or development on the resulting lots.

The 30-day public review period for this Draft Mitigated Negative Declaration will expire on December 7, 2026.

Additional information is available from the Inyo County Planning Department. Please contact Project Planner if you have any questions regarding this project.



Cynthia Draper, Associate Planner
Inyo County Planning Department

November 7, 2026
Date

INYO COUNTY PLANNING DEPARTMENT

CEQA APPENDIX G: INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance issues.

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INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

1. Project title: Tentative Parcel Map 432, General Plan Amendment 2025-02/Wilson Zone Reclassification 2025-02/Wilson2.

2. Lead agency name and address: Inyo County Planning Department, PO Drawer L, Independence, CA 93526

3. Contact person and phone number: Cathreen Richards: 760-878-0263

4. Project location: The proposed project site is located at 250 Panorama Dr., Wilkerson, CA, Tax Assessor Parcel Number (APN) 013-180-02

5. Project sponsor's name and address: The Wilson Trust Dated April 19, 1991, 3683 Brookside Dr., Bishop, CA 93514

6. General Plan designation: Residential Rural High Density (RRH), requesting change to Residential Very Low Density (RVL).

7. Zoning: One-Family Residence with a 1-acre minimum R1-1, requesting change to: One-Family Residence with a 0.5-acre minimum R1-0.5

8. Description of project: The applicant is requesting a Tentative Parcel Map (TPM) to subdivide an approximate 2.86-acre parcel with Assessor Parcel Number (APN) 013-180-02 and located at 250 Panorama Drive in Wilkerson, into 4 separate parcels. The existing parcel has an area of approximately 2.86 acres and is currently zoned One Family Residences with a 1.0-acre minimum (R1-1.0) and has a General Plan designation of Rural Residential High (RRH) with a density of 1-unit per acre. The property is surrounded by Panorama Drive to the north and residential structures to the north, east and the west, and to the south, Collins Road and vacant land. The parcel currently has one single-family home located on north-west side with the rest of the parcel vacant and previously disturbed by paths and various residential activities including storage.

9. Surrounding land uses and setting: The proposed parcels are situated within a residential area, with single-family homes on the neighboring properties to the north, east and west. The surrounding properties are zoned R1-1 and R-0.5. There is a very large vacant parcel managed by the Bureau of Land Management to the south.

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

10. Other public agencies whose approval is required: Inyo County Building and Safety, Inyo County Environmental Health Department.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?
Inyo County started the 30-day Tribal Consultation opportunity period according to Public Resource code section 21080.31 by sending certified written notices on January 7, 2026, inviting the Tribes to consult on the project. The tribes that were notified are: Big Pine Tribe of Owens Valley, Bishop Paiute Tribe, Fort Independence Indian Community of Paiutes, Lone Pine Paiute-Shoshone Tribe, Timbisha Shoshone Tribe, Twenty-Nine Palms Band of Mission Indians, Cabazon Band of Mission Indians and the Torrez Martinez/Desert Cahuilla Indians and the Kern Valley Indian Community.

Inyo County received no requests for consultation.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics Resources	☐ Agriculture & Forestry	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Cynthia Draper, Associate Planner
Inyo County Planning Department

Date

INYO COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project: a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

No, Project site is located in an area of low-density single-family homes and the residential units surrounding the proposed subdivision are oriented to face south and southeast towards the Inyo Mountains and the Owens Valley floor and are mostly at a higher elevation than the subject parcel. There may be some view of roofs if new residential units are built after the subdivision, but impacts will not be significant and can likely be avoided by the placement of future buildings on the new lots. Therefore, this project will not have a substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

No, the Project will not damage scenic resources as the surrounding terrain is sloped and faces south and southeast towards the Inyo Mountains and the Owens Valley floor. Future development of the property would not block the view of nearby trees or important rock outcroppings - as there are none. There are no historic buildings in the general area and Project is not located within a state scenic highway nor can it be seen from a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

No, the Project is located where there are no views of the Sierra to the west and will not significantly interfere with views from traffic traveling on Highway 395 or from the surrounding roads or other public views. Therefore, this project will not have a substantial adverse effect on the existing visual character or quality of the site or surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

No, the Project does not include development at this time. Future development would be limited to low-density residential uses, which would only add three housing units to the developed surroundings and would be subject to the requirements of the County's Outdoor Lighting Ordinance, which eliminates nuisances caused by unnecessary light intensity, direct glare, and light trespass.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including The Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology Provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

No, the Project is not located on land designated as Farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ☐ ☐ ☐ ☒

No, the Project is not located on land zoned exclusively for agriculture. Inyo County has no Williamson Act contracts.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ☐ ☐ ☐ ☒

No, the Project is not zoned for forest or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

No, the Project is not located on forestland.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? ☐ ☐ ☐ ☒

No, the Project is not located on Farmland.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.
Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☐ ☒

No, although there is the Great Basin Unified Air Pollution Control District 2016 - Owens Valley Planning Area PM 10 State Implementation Plan, it is focused on the Owens Dry Lake which is located about 67-miles from the project. The Project is also located outside of the non-attainment and planning areas.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ☐ ☐ ☐ ☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time, and future low-density residential development will not cause a violation of an air quality standard.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ☐ ☐ ☐ ☒

No. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approximately 67 miles from the project site and the project site is not included in the non-attainment area, therefore, the project will have no impact on PM10 levels in a non-attainment area.

d) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

No, the Project will not expose sensitive receptors to any substantial pollutant concentrations. The Project site is in a low-density rural location surrounded by low-density residential development.

e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☐ ☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time, and the possible, future, three-units of low-density residential development will not result in emissions that would adversely affect people.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ☐ ☒ ☐ ☐

No, less than Significant with Mitigation Incorporated. An informal reconnaissance site visit and formal, protocol-level field surveys and a formal wildlife, nesting bird and raptor nest surveys, and botanical surveys, were conducted by Wild Roots Ecological, LLC Ecologist Ms. Erin L. Clifford on March 31, 2026, May 2, 2026 and June 2, 2026, respectively. A biological report was completed on July 14, 2026, based on the information collected. Information regarding biological resources in the project vicinity were obtained through a literature review to document existing conditions of the biological resources. The literature review included using the following resources: California Natural Diversity Data Base (CNDDB); the U.S. Fish and Wildlife's (USFWS) Information for Planning and Consultation (IPaC); and the California Native Plant Society (CNPS) Inventory for Rare and Endangered Plants. The biological survey was conducted on foot while making note of biological resources such as plant and wildlife species with special attention paid to any flora or fauna in the immediate project site area to determine the presence or potential presence of any sensitive species that may occur on the site. According to the report, there are several sensitive-special status plants or wildlife with low to moderate potential to occur on the site, but no sensitive or special status species were observed during the survey conducted on May or June 2, 2026.

Preconstruction surveys are included as mitigation measures including:

1. A formal Swainson's Hawk Technical Advisory Committee protocol surveys within a 0.5-mile radius shall be conducted prior to any future ground-disturbing activities, tree removal, or development on the resulting lots.

2. Botanical surveys shall be conducted to determine the presence or absence of milkweed conducted prior to any future ground-disturbing activities or development on the resulting lots.

3. Nesting bird surveys for Northern Harrier shall be conducted to determine the presence/absence of this species prior to any future ground-disturbing activities, tree removal, or development on the resulting lots.

The biological report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? ☐ ☐ ☐ ☒

No, the Project is not located within an aquatic environment according to the biological report.

The biological report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☒ ☐ ☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

No, there are no mapped wetlands within the proposed Project site.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☐ ☐ ☒

No, there is no interference with any native resident or migratory fish, or wildlife species with established native resident corridors. Nor will the Project impede the use of native wildlife nursery sites. None of the impacts were identified.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ☐ ☐ ☐ ☒

No, there are no local policies or ordinances protecting biological resources that pertain to the Project site.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☐ ☒

No, the Project area is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? ☐ ☐ ☐ ☒

No, a cultural resources survey was conducted by Ms. Crystal West, Senior Archeologist, for Stantec on the property including a California Historic Records search and a pedestrian survey, no resources as defined in Section 15064.5 were identified. There are also no Federal or State listed historical resources on or near the property.

Cultural resources report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? ☐ ☐ ☐ ☒

No, the Project is on a site disturbed with residential development and activities with no resources identified as significant pursuant to Section 15064.5 based on. In the unlikely event a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) are encountered at any time during future construction activities, all work shall immediately stop until a qualified archaeologist views the finds and makes a preliminary evaluation. Additionally, Inyo County staff shall immediately be notified per Inyo County Code Chapter 9.52-Distrubance of Archaeological, Paleontological and Historical Features.

c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☐ ☒

No, the project site is previously disturbed with residential development and activities. In the unlikely event human remains are found during future construction Inyo County staff shall immediately be notified per Inyo County Code Chapter 9.52-Distrubance of Archaeological, Paleontological and Historical Features.

VI. ENERGY: Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time. Any future development is required to meet California building standards including Green and Title 24 standards.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

No, the Project is not located in one of the County's Solar Energy Development Areas (SEDA), as identified by the General Plan.

VII. GEOLOGY AND SOILS: Would the project:

a) Directly or indirectly cause substantial adverse effects, including the risk of loss injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒

No, based on State of California Alquist-Priolo Earthquake Fault Zoning Map, the Project is not within a currently established State of California Earthquake Fault zone for surface fault rupture hazard, or within an Alquist-Priolo Fault Zone.

ii) Strong seismic ground shaking?	☐	☐	☐	☒

No, the Project is not located within a fault zone. The Uniform Building Code ensures that any future structures shall be constructed to required seismic standards in order to withstand such shaking, and so this potential impact is considered to have no impact.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

No, although all of Inyo County could be subject to seismic events, the Project site is not located within a known fault zone or liquefaction hazard zone.

iv) Landslides?	☐	☐	☐	☒

No, Project site is not located in the path of any known or potential landslides nor is there potential for a landslide to be a hazard to this Project.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

No, the Project does not include grading. Any future development would require grading permits from the Inyo County Public Works Department which would be reviewed for erosion potential.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒

No, the Project is not located on a geologic unit or soil that is considered unstable. The Project parcel is already developed with a single-family home and is not in the path of any known or potential landslides, or soils prone to liquefaction, subsidence, nor is there any potential for a landslide to be a hazard to this Project.

d) Be located on expansive soil, as defined in Table 18-	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				

No, the Project is not in an area of known expansive soil.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

No, the Project is in an area where all of the residential development requires an onsite wastewater treatment system including the existing home on the property. None of these properties have shown inadequacies of the local soils supporting these wastewater treatment systems. Any future development will require additional construction of onsite wastewater treatment systems that must be approved by the county environmental health department, which would include soil surveys and percolation tests.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

No, the Project site does not include any known unique paleontological or geological features.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒

No, any future development based on this Project would be three additional residential units that would not generate greenhouse gases that would directly or indirectly cause greenhouse gas emission impacts on the environment.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

No, there are no applicable plans, policies or regulations adopted for the purposes of reducing emission of greenhouse gases that the Project would conflict with.

IX. HAZARDS AND HAZARDOUS MATERIALS:
Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time that does not, and if ever developed with low-density residential homes, will not include the transport, use or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time that does not, and if ever developed with low-density residential homes, will not include the generation of hazardous materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time that does not, and if ever developed with low-density residential homes, will not emit hazardous emissions, or handle acutely hazardous materials, substances, or waste and it is not within one-quarter of a mile of a functioning school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

No, the Project site is not shown on the Department of Toxic Substances Control map to include hazardous materials compiled pursuant to Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

No, the Project is not included in an airport land use plan or within two miles of a public airport or public use airport.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

No, the Project is subdivision, General Plan Amendment and Zone Reclassification that will not physically interfere with an adopted emergency plan or emergency evacuation.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires,?	☐	☐	☐	☒

No, the Project is subdivision, General Plan Amendment and Zone Reclassification that will not expose people or structures to wildland fires. Any future development of low-density residential homes will be required to meet the requirements of the California building code including the defensible space standards and wildland urban interface building standards. The project area is also within the Bishop Rural Fire Protection District, which is responsible for structure fire and emergency services.

X. HYDROLOGY AND WATER QUALITY:

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time that does not, and if ever developed with low-density residential homes, will not affect water quality standards, waste discharge requirements or groundwater quality.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

No, Roux Associates, INC. prepared a Hydrologic Assessment and Report for the project which included a review of available records addressing concerns regarding the availability of groundwater in the Wilkerson area of the Owens Valley and adverse impacts (i.e., groundwater drawdown) related to a proposed four single-dwelling groundwater wells in Wilkerson. Calculated drawdown effects of the proposed well were found to be dependent on the transmissivity of the aquifer from which the well draws from, however, even with conservative assumptions applied to the calculations, drawdown is not expected to significantly impact local or regional hydrogeologic conditions. Additionally, the Owens Valley groundwater basin is generally in a stable state with little change in

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

groundwater levels over the past 35 years; therefore, it is not anticipated that the addition of the proposed pumping well will have any measurable effect on the availability of groundwater to the region.
Roux Hydrologic Assessment Report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; **or**	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

No. the Project is not located in or near a flood hazard, tsunami or seiche zone or at risk of release of pollutants due to project inundation.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

No, although the Project is included in the Owens Valley Groundwater Sustainability Plan, based on the findings in the Roux Hydrogeologic Assessment for the project, there would be no conflicts with it.

Roux Hydrologic Assessment Report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

XI. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time. Any future building will be low-density residential and will not divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

No, once the project is completed it will comply with the County's General Plan and Zoning code designations of R1-0.5 and RVL (2-units per acre density). The Project area is also not included in any other landuse plan, policy or regulation that works to avoid or mitigate an environmental effect.

XII. MINERAL RESOURCES: Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

No, according to the State of California Department of Conservation Division of Oil, Gas, and Geothermal Resources, there are no known valuable mineral resources in the vicinity of the proposed Project.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

No, the Project site is not delineated as a locally important mineral resource recovery site in the Inyo County General Plan. Further, no active mines or mineral prospects exist on or near the proposed Project site.

XIII. NOISE: Would the project result in: a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification that does not include development. Future development will be limited to low-density residential use that will not produce noise levels in excess of standards established in the County's General Plan. There may be some temporary noise generated from construction if residential units are built on the property, but these would be regulated by the construction code that limits building hours from 7:00am to 7:00pm.

b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification that does not include development. Future development will be limited to low-density residential use that will not produce excessive ground borne vibration or noise.

c) For a project located within the vicinity of a private airstrip or, an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification that does not include development. Future development will be limited to low-density residential use that will not produce additional noise nor is it in the vicinity of an airstrip.

XIV. POPULATION AND HOUSING: Would the project: a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification that does not include development. Future development will be limited to low-density residential use that will not cause substantial population growth as the completed subdivision would create three new parcels.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification that does not include development. Future development will be limited to low-density residential use that will not displace people or create a situation where replacement housing will be necessary, in fact it will provide additional housing opportunities for Inyo County by creating three new parcels.

XV. PUBLIC SERVICES: Would the project:
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification that does not include development. Future development will be limited to low-density residential use that will not cause a high demand for additional services that could result in an overall loss in service provision.

Police protection?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification and is located within the jurisdiction of the Inyo County Sheriff. It will not cause a high demand for additional services that could result in an overall loss in service provision.

Schools?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification, that will not cause a high demand for additional services that could result in an overall loss in service provision.

Parks?	☐	☐	☐	☒

No, no new parks will be required because of this Project.

Other public facilities?	☐	☐	☐	☒

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification will not create a need for additional public services, both water and sanitary sewer will be provided onsite.

XVI. RECREATION: Would the project: a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

No, the Project would not increase the demand for neighborhood or regional parks, or other recreational facilities in the area because it would not significantly increase the local population.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

No, the Project would not include any new recreational facilities, require expansion of existing recreational facilities, or have an adverse effect on the environment since it would not significantly increase the local population.

XVII. TRANSPORTATION: a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒

No, the Project will not conflict with plans, ordinances or policies regarding transportation and transit.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

No, the Project will not result in an adverse change in respect to Vehicle Miles Traveled (VMT). The Project, which would result in three new residential parcels, will not significantly increase passenger vehicle traffic or commuter traffic in the region as it will not significantly increase the population in the area that would affect transportation and transit facilities. The Project is also not within one-half mile of either an existing major transit stops or high-quality transit corridor.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? ☐ ☐ ☐ ☒

No, the Project will not result in any design features for transportation that increase hazards.

d) Result in inadequate emergency access? ☐ ☐ ☐ ☒

No, the Project is located in the Bishop Rural Fire Protection District and accessible from, Highway 395 via Collins Road to the south and Gerkin Road-Panorama Drive on the north, and emergency access is, and will continue to be available.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project:
cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ☐ ☐ ☐ ☒

No, the Project site cannot be determined to be eligible for listing in the California Register of Historical Resources and is not identified in any local register of historical resources. The site is also already built on in one area and disturbed by residential activities including storage, fencing and paths.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. ☐ ☐ ☒ ☐

Cultural resources report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

No, the Project site is surrounded by already built low-density residential dwellings and has an existing home located on land disturbed by residential activities including storage, fencing and paths. Inyo County cannot determine the site to be significant pursuant to criteria set forth in subdivision (c) of the Public Resource Code section 5024.1 (i.e., is associated with events that made a significant contribution to the state's cultural patterns, is associated with the lives of persons important to our past, embodies the distinctive characteristics of a type or period, or has yielded or may yield information important in prehistory or history) as the site and the surrounding area has already been used for and disturbed by residential uses. A records search conducted by the California Historical Resources Information System (CHRIS) found no previous surveys or records for the project parcel and a pedestrian survey conducted on the parcel found no resources pursuant to CA PRC 5024.1.

Cultural resources report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

XIX UTILITIES AND SERVICE SYSTEMS:
Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water ☐ ☐ ☒ ☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No, the Project is a subdivision, General Plan Amendment and Zone Reclassification that does not include development. Future development will be limited to low-density residential use that will require onsite wells and wastewater treatment. All other utilities are available in the area and will only require local onsite extensions, which would not cause significant environmental effects.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? ☐ ☐ ☒ ☐

Yes, the proposed Project is a subdivision, General Plan Amendment and Zone Reclassification, with no development proposed at this time that does not, and if ever developed with low-density residential homes, will not decrease groundwater supplies or interfere with water supplies as shown in the Hydrogeologic Assessment prepared by Roux Associates Inc. for the project.

Roux Hydrologic Assessment Report can be found at: https://www.inyocounty.us/services/planning-department/current-projects under Tentative Parcel Map (TPM) 432; Zone Reclassification 2025-02/Wilson; General Plan Amendment 2025-02/Wilson

c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☐ ☒

No, the proposed Project will require future development to have on-site wastewater treatment.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐

No, limited solid waste is expected to be generated during any future Project construction activities. Based on the available capacity of the nearest landfill located south of Bishop and just north of Wilkerson, there is sufficient capacity to accommodate the amount of solid waste not suitable for recycling that would be generated by future low-density residential development.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☐ ☒

Yes, the applicant and any future owner/developers/residents will be required to comply with federal, state and local statues and regulations related to solid waste.

XX. WILDFIRE:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

No, the Project will not impair any adopted emergency response or evacuation plan for the area.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐

No, the Project does little to add to the wildfire risk in the area. Any future development of low-density residential homes will be required to meet the requirements of the California building code including the defensible space standards, wildland urban interface building standards and fire suppression water supply regulations that would be dictated by the type and size of the residential dwellings. The project area is also within the Bishop Rural Fire Protection District, which is responsible for structure fire and emergency services, and it is located approximately 6-miles away.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

No, the Project will not cause the need for additional wildfire infrastructure. Future development of low-density residential buildings will be required to follow all current state and local fire codes. These include defensible space standards and wildland urban interface building codes and fire suppression water supply regulations that would be dictated by the type and size of the residential dwellings.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

No, the Project is located in an area that is developed with low density residential use and will not expose people to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

No, the Project and any future development of low-density residential development that may be derived from it has less than significant impact and does not have the potential to degrade the quality of the environment or eliminate important examples of a major period of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

No, the Project does not have impacts that are individually limited but cumulatively considerable, nor would the potential created by the project for the development of low-density residential units cause cumulative impacts as the surrounding area is also developed with low-density residential homes that have been there for a considerable amount of time. There are no current projects or known future projects in the vicinity that would cause cumulative effects when taken into consideration with this proposal and a hydrologic study found that the possible future development of the proposed lots would not create cumulative effects to the groundwater or cause significant effects to current ground water access by other existing residences in the area.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

No, there have been no impacts discovered through the review of this application demonstrating that approval of the Project application and implementation of the proposed action presently or in the future, would cause substantial adverse effects to human beings either directly or indirectly.