FILED

NOV 02 2026

INYO CO. CLERK
DANIELLE SEXTON, CLERK

INYO COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk
TYPE OF PRINT CLEARLY

Project Title

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

Check Document to be Filed:

◯ Environmental Impact Report (EIR)
◯ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
X Other (Please fill in type): REVISED: Notice of Availability and Intent

NOTICE OF AVAILABILITY AND INTENT

Notice is hereby given that a Draft Initial Study and Mitigated Negative Declaration of Environmental Impact has been prepared pursuant to the California Environmental Quality Act (CEQA) and Inyo County CEQA Procedures, and are available for public review for the following application:

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

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).

The 30-day review period for this Draft Negative Declaration of Environmental Impact begins on November 5, 2026 and expires on December 5, 2026. During this period comments may be submitted regarding the Initial Study and Mitigated Negative Declaration. Inyo County is not required to respond to any comments received after this date. Written comments and all questions should be addressed to the Inyo County Planning Department at P.O. Drawer "L," Independence, CA 93526, or emailed to inyoplanning@inyocounty.us.

Copies of the Initial Study and Draft Mitigated Negative Declaration of Environmental Impact for this project are available for review at the Inyo County Planning Department (168 N. Edwards Street) and the Inyo County Planning Department's website at:https://www.inyocounty.us/services/planning-department/current-projects