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

**PLANNING COMMISSION MEETING DATE:** December 2, 2026

**SUBJECT:** Conditional Use Permit (CUP)2026-02 / 7/11 Materials, Inc.

## EXECUTIVE SUMMARY

7/11 Materials, Inc. is requesting approval of a Conditional Use Permit to allow for the recycling of reclaimed asphalt pavement (RAP) and Portland cement concrete (PCC) waste at the existing material production facility located at 1050 Mumy Lane, Bishop.

The proposed recycling operation would accept approximately 5,000 tons of RAP and PCC per year from regional construction projects. Materials would be processed using existing crushing, screening, and aggregate-processing equipment and stockpiled on site as recycled aggregate products for sale and reuse. No new buildings, employees, or processing equipment are proposed, and the recycling operation would remain within the facility's existing overall permitted production limits. The proposed project is Exempt from the California Environmental Quality Act (CEQA) pursuant to 15301 Existing Facilities.

## PROJECT INFORMATION.

**Supervisory District: 4**

**Project Applicant:** 711 Materials Inc.

**Property Owner:** City of Los Angeles Department of Water and Power

**Site Address:** 1050 Mumy Lane, Bishop, CA 93514

**Community:** Bishop

**A.P.N.:** 012-100-27

**General Plan:** Natural Resource (NR), Agriculture(A)

**Zoning:** Open Space (OS)

**Size of Parcel:** Approximately 45-acre lease area within a 440-acre parcel

**Surrounding Land Use:**

| Location: | Use: | Gen. Plan Designation | Zoning |
|---|---|---|---|
| Site | Mine | Natural resources (NR) Agricultural (A) | Open Space - 40 acre minimum (OS-40) |
| North | Vacant/Open Space | Natural resources (NR) Agricultural (A) | Open Space - 40 acre minimum (OS-40) |
| East | Vacant/Open Space | Agricultural (A) | Open Space - 40 acre minimum (OS-40) |
| South | Vacant/Open Space | Natural resources (NR) | Open Space - 40 acre minimum (OS-40) |
| West | Vacant/Open Space | Natural resources (NR) Rural Protected (RP) | Open Space - 40 acre minimum (OS-40) |

**Staff Recommended Action:**

**1.)** Approve Conditional Use Permit 2026-02 / 7/11 Materials, Inc. – Recycling Facility, with the Findings and Conditions of Approval identified in the Staff Report, and find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Existing Facilities.

**Alternatives:**

1.) Deny Conditional Use Permit 2026-02 / 7/11 Materials, Inc. – Recycling Facility, thereby not allowing the applicant to proceed with the proposed recycling of (RAP) and (PCC) at the project site.
2.) Approve Conditional Use Permit 2026-02 / 7/11 Materials, Inc. – Recycling Facility with additional Conditions of Approval.

3.) Continue the public hearing to a future date and provide specific directions to staff regarding what additional information and analysis is needed.

**Project Planner:**

Ryan Standridge, Associate Planner

## STAFF ANALYSIS

Background and Overview

The Coyote Valley Aggregate facility is an existing aggregate production and processing facility located at 1050 Mumy Lane, southwest of Bishop, on property owned by the Los Angeles Department of Water and Power. The site has historically been used for aggregate extraction, crushing, screening, washing, stockpiling, and related material-processing activities. Existing approvals authorize the use of machinery, including crushers, screens, conveyors, and other aggregate-processing equipment at the facility.

7/11 Materials, Inc. is requesting approval of CUP 2026-02 to add the recycling of (RAP) and (PCC) to the existing material-processing operation. The proposed recycling operation would accept approximately 5,000 tons of RAP and PCC annually from regional construction projects and process the material using existing crushing and screening equipment to produce recycled aggregate products.

The proposed recycling use would occur within the existing developed facility and would not require new buildings, additional employees, or new processing equipment. The recycling operation would remain within the existing production limits authorized under the approved Reclamation Plan and would not increase the facility's overall permitted production capacity.

Inyo County Code

The proposed project consists of the acceptance of (RAP) and (PCC) for recycling it into new reusable materials. The material would be brought to the existing Coyote Valley facility and processed using equipment already utilized as part of the existing operation. The proposed recycling activity does not involve the extraction of naturally occurring mineral resources and is not an expansion of the approved mining operation. No expansion of the existing operational footprint or additional surface disturbance is proposed as part of this project. The recycling operation is being considered as a separate land use, and not part of the existing approved mining operation, therefore, it is subject to the applicable provisions of the Inyo County Code and the approval of a CUP. Approval of this project would not modify or expand the existing mining entitlements or reclamation obligations applicable to the Coyote Valley Mine.

General Plan Consistency

The proposed project is consistent with the Inyo County General Plan goals and policies related to solid waste reduction, recycling, and the beneficial reuse of materials. General Plan Goal PSU-6 encourages the safe and efficient disposal or recycling of solid waste, and associated policies promote waste reduction, recycling, and the development of recycling and resource recovery facilities in appropriate locations. The proposed project will allow (RAP) and (PCC) to be processed for reuse rather than disposal. The recycling activities will occur within the existing Coyote Valley mining operation using existing equipment and an existing operational area, with no expansion of the approved mining footprint or additional surface disturbance proposed. The project therefore supports the

General Plan's goals of reducing the solid waste stream and promoting the beneficial reuse and recycling of materials.

Zoning Ordinance Consistency

The proposed project is consistent with the County Zoning Ordinance designation of Open Space with a 40-acre minimum parcel size (OS-40), as the OS designation allows public and commercial refuse disposal sites subject to approval of a Conditional Use Permit. The proposed project involves the acceptance of (RAP) and (PCC) material and recycling it within the existing Coyote Valley mining operation. Recycling activities will utilize existing equipment and occur within the existing operational area of the mine, with no expansion of the approved mining footprint or additional surface disturbance proposed. Although the recycling operation will utilize equipment associated with the existing mine, the activity does not involve the extraction of naturally occurring mineral resources and is being authorized separately from the existing mining operation. Therefore, the proposed recycling use is consistent with the OS-40 zoning designation with approval of a CUP

## ENVIRONMENTAL REVIEW

The proposed recycling operation would occur within the existing developed and disturbed area of the Coyote Valley facility. The site currently supports aggregate mining, material handling, crushing, screening, stockpiling, loading, and truck traffic. The proposed processing of (RAP) and (PCC) material would utilize the existing operational area and would involve activities similar in nature and intensity to the material processing already occurring at the site.

The project will only use the existing machinery on the site and would not expand the existing disturbed footprint or result in substantial changes to existing access, processing activities, truck traffic, noise, dust, or other operational impacts associated with the existing facility. The proposed recycling operation therefore represents a minor change in the use of the existing facility and does not involve a significant expansion of the existing use and will not cause disturbance beyond what is already found on the site. Staff recommends that the project be found categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Existing Facilities. Staff reviewed the exceptions to the use of categorical exemptions identified in CEQA Guidelines §15300.2 and determined that none apply to the proposed project.

## NOTICING & REVIEW

The proposed recycling facility was noticed in accordance with Inyo County Code requirements. Notice of the public hearing was published in the *Inyo Register* and mailed to property owners within 300 feet of the project site. The project was also circulated to applicable County departments and agencies for review and comment.

Comments received from reviewing departments and agencies have been incorporated into the project analysis and Conditions of Approval, as appropriate.

As of the date of this report, no public comments from adjacent landowners or members of the general public have been received.

RECOMMENDATION

Planning Department staff recommends approval of CUP 2026-02 / 7/11 Materials, Inc., with the following Findings and Conditions of Approval:

**FINDINGS**

1. CUP 2026-02 / 7/11 Materials, Inc. is consistent with the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 15301 and the provisions of CEQA have been satisfied.
   *[Evidence: Inyo County, as the Lead Agency under CEQA, reviewed Conditional Use Permit CUP 2026-02 / 7/11 Materials, Inc. and determined that the project is categorically exempt pursuant to CEQA Guidelines §15301, Existing Facilities. The proposed recycling of (RAP) and (PCC) waste will occur within the existing developed and disturbed operational area of the Coyote Valley facility. The site currently supports aggregate crushing, screening, stockpiling, material handling, loading, and truck traffic. The proposed recycling activities are similar in nature and intensity to the existing processing activities and will not result in a significant expansion of the existing use, machinery or operational footprint. Staff reviewed the exceptions to categorical exemptions contained in CEQA Guidelines §15300.2 and determined that none apply to the proposed project. Therefore, the project qualifies for the Class 1 categorical exemption and the provisions of CEQA have been satisfied.].*

2. CUP 2026-02 / 7/11 Materials, Inc. is consistent with the Inyo County General Plan Land Use designations of Natural Resources (NR) and Agricultural (A)
   *[Evidence: The Natural Resources (NR) designation provides for the development and management of natural resources, including mineral resource activities, while the Agricultural (A) designation provides for agricultural and other compatible uses in rural areas. The proposed recycling of (RAP) and (PCC) will occur within the existing Coyote Valley aggregate mining and processing facility and within the existing developed and disturbed operational area. The recycling operation is compatible with the existing resource-related use of the property and will utilize the same general processing areas, access, and infrastructure currently serving the aggregate operation. The project will not convert agricultural land or expand the existing operation into agricultural areas. The proposed use is therefore consistent with the intent of the Natural Resources (NR) and Agricultural (A) land use designations.].*

3. CUP 2026-02 / 7/11 Materials, Inc. is consistent with the Inyo County Zoning Ordinance and the Open Space 40-Acre Minimum (OS-40) zoning district.
   *[Evidence: The project site is zoned Open Space 40-Acre Minimum (OS-40). Public and commercial refuse disposal sites are permitted as a conditional use within the OS zoning district pursuant to Inyo County Code §18.12.040(H). The proposed project will allow 7/11 Materials, Inc. to accept and recycle (RAP) and (PCC) within the*

*existing Coyote Valley aggregate mining and processing facility. The materials will be processed for reuse as aggregate rather than disposed of as waste. The applicant has applied for the required CUP to authorize the recycling operation; therefore, the proposed use is consistent with the conditional uses allowed within the OS zoning district.]*

4. The proposed CUP is necessary and desirable.
   *[Evidence: The proposed project provides a local facility for the recycling and beneficial reuse of (RAP) and (PCC) waste. The materials will be processed into reusable aggregate rather than disposed of. Locating the recycling operation within the existing Coyote Valley aggregate mining and processing facility allows the use of an existing disturbed site, processing areas, equipment, access, and infrastructure. The project is desirable because it supports the reuse of construction materials while avoiding the need to establish a new processing facility on previously undisturbed land.]*

5. The proposed Conditional Use Permit is properly related to other uses and transportation and service facilities in the vicinity.
   *[Evidence: The proposed recycling operation will occur within the existing Coyote Valley aggregate facility and will utilize the existing access, machinery, processing areas, and transportation routes. The project will not require new access or substantial changes to existing transportation or service facilities.]*

6. The proposed project would not adversely affect the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.
   *[Evidence: The proposed recycling operation will occur within an existing aggregate processing facility and will be similar to processing activities already occurring on the site. The operation will be subject to applicable air quality, safety, and County regulations and requirements. No significant health or safety impacts are anticipated.]*

7. Operating requirements necessitate the CUP for the site.

   *[Evidence: The proposed acceptance, processing, and recycling of (RAP) and (PCC) is not authorized under the existing mining approvals for the site and the OS zoning requires a CUP for the proposed activity. A CUP is therefore required to authorize the recycling operation and establish operating requirements and conditions specific to the proposed use.]*

## CONDITIONS OF APPROVAL

**1. Compliance with Approved Plans.**
All activities conducted at the Coyote Valley Aggregate Mine (Mine ID No. 91-14-0128) shall comply with the approved CUP, Reclamation Plan, approved plans and exhibits, conditions of approval, mitigation measures, and all applicable County requirements.

**2. Approved Recycling Use**.
Recycling activities are limited to the reclaimed asphalt and concrete recycling activities described in the approved application and associated plans. No other recycling, waste-processing, or disposal activities are authorized by this approval.

**3. Authorized Materials.**
Imported materials shall be limited to reclaimed asphalt and concrete. Acceptance, storage, processing, recycling, or disposal of other imported waste or recyclable materials is not authorized without prior County review and any required permit amendment or additional approvals.

**4. Production Limit.**

The processing of imported RAP and PCC for recycling shall remain within the existing overall production limit of 100,000 cubic yards per year, as authorized under the approved Coyote Valley Aggregate Mine Reclamation Plan. The recycling operation shall not increase the total permitted production capacity of the existing mining and material-processing operation. This Conditional Use Permit does not authorize any increase or modification to the production limits established under the approved Reclamation Plan.

**5. Operational Area and Stockpiles.**
Recycling activities and stockpiles of imported reclaimed asphalt, concrete, and processed recycled material shall remain within the approved Coyote Valley Aggregate Mine project boundary. The location and configuration of stockpiles may change as mining progresses, provided such relocation does not interfere with approved mining phasing, concurrent reclamation, drainage, access, or implementation of the approved Reclamation Plan.

**6. Recycling Regulatory Permits and Approvals.**
The operator shall obtain and maintain all permits, registrations, approvals, and authorizations required for the recycling operation by federal, state, regional, and local agencies, including, as applicable, requirements of the Great Basin Unified Air Pollution Control District, Lahontan Regional Water Quality Control Board, CalRecycle/Local Enforcement Agency, and Inyo County Environmental Health/Certified Unified Program Agency. The operator shall maintain a valid lease or other property authorization from the Los Angeles Department of Water and Power (LADWP) for the operation. Compliance with and enforcement of the terms of the lease or property authorization shall remain the responsibility of LADWP.

**7. Dust and Air Quality.**
Reclaimed Asphalt and concrete recycling activities, including crushing, screening, conveying, stockpiling, loading, unloading, and vehicle travel, shall comply with all applicable existing dust-control requirements for the site and all applicable requirements of the Great Basin Unified Air Pollution Control District.

**8. Compliance with Other Permits and Regulations.**
This approval does not relieve the operator of the obligation to obtain and maintain all other permits, authorizations, or approvals required by any federal, state, regional, or local agency with jurisdiction over the Coyote Valley Aggregate Mine. The operator shall comply with all applicable provisions of SMARA, the California Code of Regulations, the approved Reclamation Plan, and other governing laws and regulations. Evidence of required permits or authorizations shall be made available to Inyo County upon request. Failure to maintain a required permit or authorization may constitute a violation of this CUP and may be subject to applicable enforcement procedures.

**9. Expansion or Modification of Use.**
Any expansion or material alteration of the recycling operation beyond that authorized by the approved application, plans, and conditions of approval shall require prior review by the Inyo County Planning Department and any required amendment or additional County approval.

**10. Enforcement.**
Failure to comply with these conditions of approval shall constitute a violation of the CUP and may result in enforcement action in accordance with the Inyo County Code and applicable law, including modification, suspension, or revocation of the Conditional Use Permit.

**11. Hold Harmless and Indemnification.**
The applicant, landowner, and 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 legislative body to attack, set aside, void, or annul any approval granted in connection with this project, including the adequacy of environmental review under CEQA.

Attachments:
A. Vicinity and Site Map

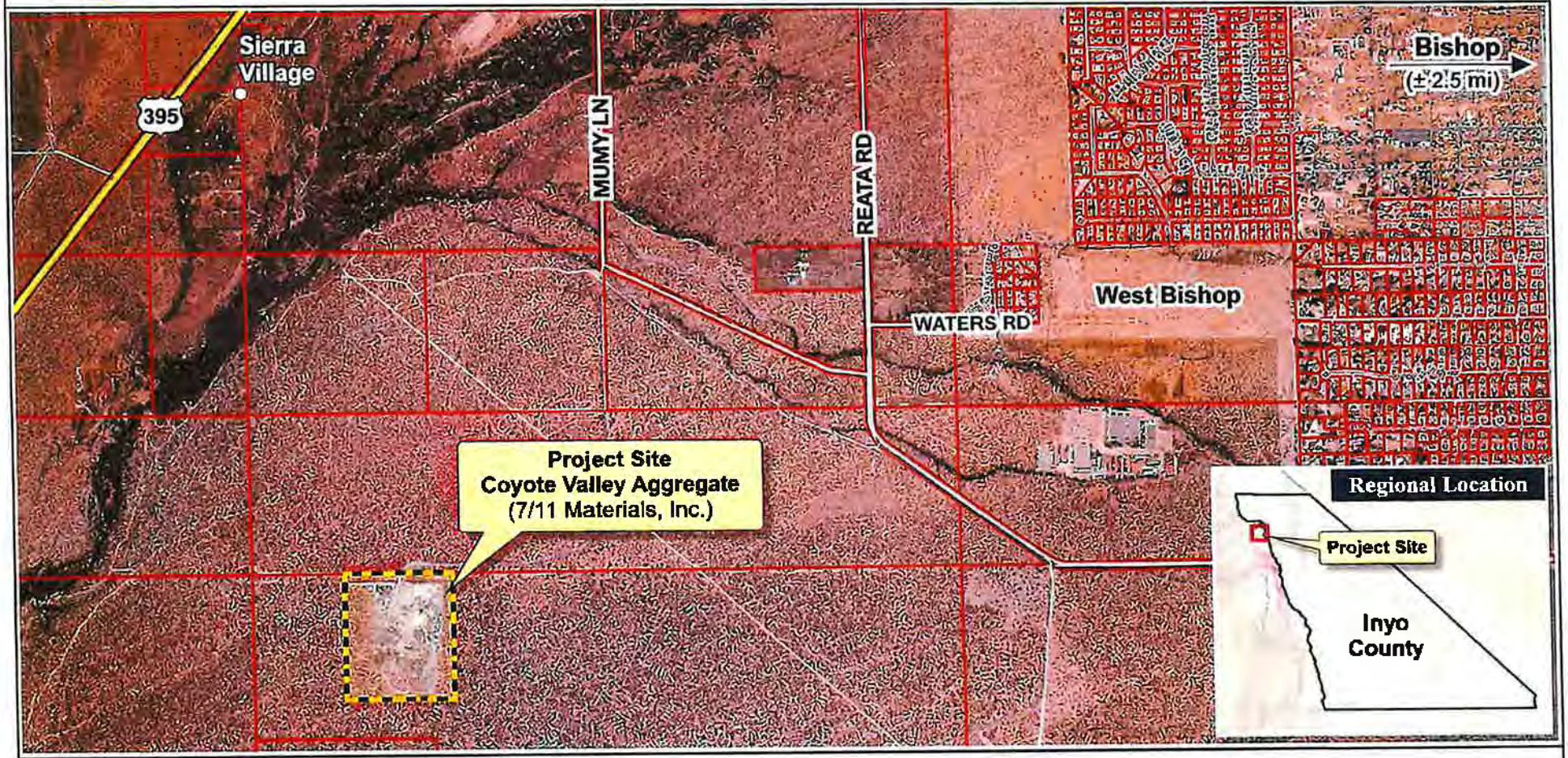
**Inyo County**
**Planning Department**

**Attachment A**

# Vicinity Map

**CUP2026-02 / 7/11 Materials, Inc.**

*Coyote Valley Aggregate*




**Legend**

- Project Boundary (± 45 acres)
- Assessor Parcel Boundary

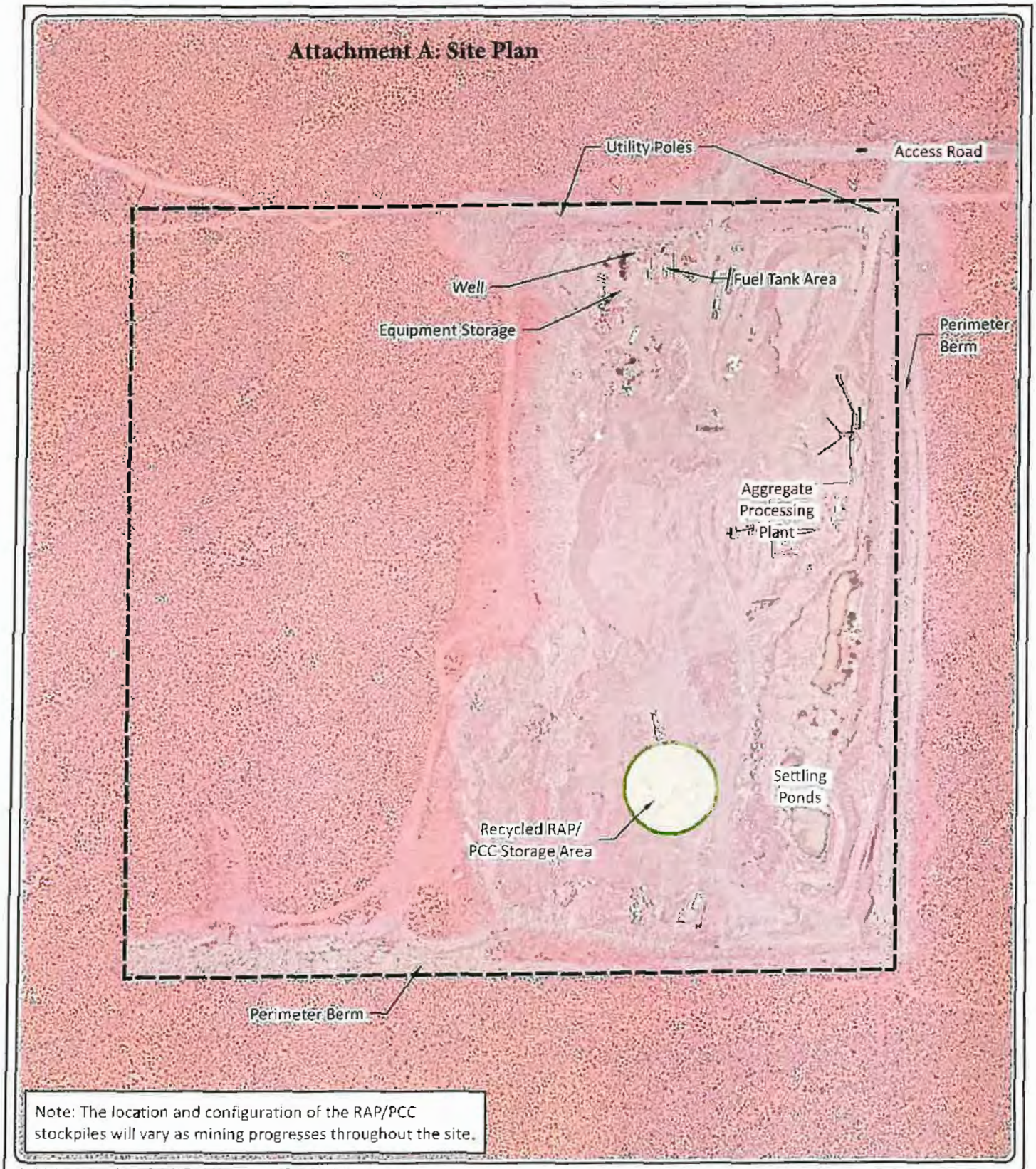
**Coyote Valley Aggregate**
**7/11 Materials, Inc.**
**CUP2026-02**
**APN: 012-100-27**

N

0 1,000 2,000 4,000

Feet

# Attachment A: Site Plan




Note: The location and configuration of the RAP/PCC stockpiles will vary as mining progresses throughout the site.

Aerial photo adapted from Google Earth Maps Imagery Date 5/30/2023

Legend:
- Project Boundary
- Recycled RAP/PCC Storage Area

0 150 300 Feet N

Recycled RAP/PCC Storage Map
Coyote Valley Aggregate
7/11 Materials
Inyo County, California

8/31/2026

Disclaimer: The data was mapped for planning purposes only. No liability is assumed for accuracy of the data shown.

COMPASS LAND GROUP