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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: TPM 432/Wilson; GPA 2025-02/Wilson; ZR 2025-02/Wilson

Lead Agency: Inyo County Planning Department

Contact Name: Cynthia Draper, Associate Planner

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Project Location: 250 Panorama Drive, Wilkerson, Inyo County, California; APN 013-180-02.
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 (RI-1.0) and has a General Plan designation of Rural Residential High (RRH) with a density of I-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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential impacts to biological resources from future ground-disturbing activities, tree removal, or development would be reduced to less than significant with mitigation incorporated. The IS/MND requires Swainson's Hawk Technical Advisory Committee protocol surveys within a 0.5-mile radius; botanical surveys to determine the presence or absence of milkweed; and nesting bird surveys for Northern Harrier. These surveys are required before the applicable future activities identified in each mitigation measure. The mitigation measures will be included as conditions of approval for the project. No development is proposed as part of the current application.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Members of the public have raised concerns regarding potential water use associated with future residential development of the resulting parcels and possible effects on groundwater supplies and neighboring wells. The IS/MND references a Hydrogeologic Assessment prepared by Roux Associates Inc. that evaluates potential groundwater effects from future development.

Provide a list of the responsible or trustee agencies for the project.

The IS/MND identifies Inyo County Building and Safety and the Inyo County Environmental Health Department as agencies whose approvals are required. No separate state responsible or trustee agencies are expressly identified in the IS/MND.