

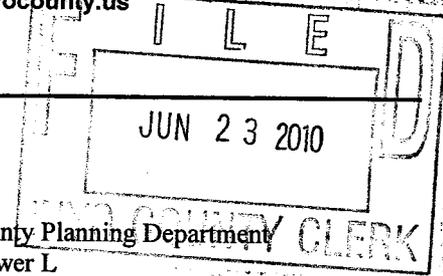


**Planning Department**  
**168 North Edwards Street**  
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**Notice of Determination - Inyo County**

To:  Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95914

From (Public Agency):

Inyo County Planning Department  
 P.O. Drawer L  
 Independence, CA 93526

County Clerk  
 County of Inyo  
 P.O.Box F  
 Independence, CA 93526

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Conditional Use Permit #2010-02/St. Therese Mission

**Project Applicant:** Magnificat Ventures Corp., 6785 S. Eastern Avenue (#7), Las Vegas, NV 89119  
 (Phone: 323-868-0337; Contact: Randy Dizon)

**Project Location:** A 17.5-acre site at 881 E. Old Spanish Trail, located in southeastern Inyo County in the community of Charleston View.

**Project Description:** A proposal to construct an environmental park development on 17.5 acres at 881 E. Old Spanish Trail (APNs 048-514-14, 15, 18, 19, 20, 30, 31) in the far southeastern portion of Inyo County, in the community of Charleston View, approximately 20 minutes from the Pahrump, Nevada area. The project will consist of a chapel, a meditation garden to include Stations of the Cross, a restaurant facility with banquet/event capabilities, a visitor's center (to include area tourist information, "green technology" information, a playground, a dog park, and restrooms), enclosed columbarium buildings for the storage of cinerary (i.e., cremation) remains in above-ground vaults, an outdoor garden area for cinerary remains in above-ground vaults, and an on-site caretaker home (two-family unit).

The project site is designated Resort/Recreational (REC) under the Inyo County General Plan, and is zoned Open Space, 40-acre minimum (OS-40) under the Inyo County Zoning Ordinance. A Conditional Use Permit is required in the OS-40 Zone for the uses proposed.

**Project Action:** Conditional Use Permit #2010-02/St. Therese Mission

**Project Contact Person:** Tanda Gretz, Senior Planner (Phone: 760-878-0263)

**Lead Agency:** Inyo County Planning Department

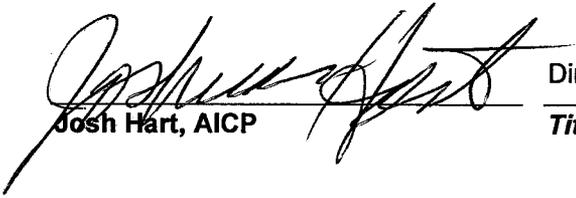
**Summary:**

This is to advise that the Inyo County Planning Commission approved the above-described project on June 23, 2010, and has made the following determinations regarding the above-described project:

1. The project  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 No CEQA documents necessary for this application, pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations  was  was not] adopted for this project.
5. Findings  were  were not] made pursuant to the provisions of CEQA.

10-00036

This is to certify that all documents relating to this project are available to the General Public at offices of the Inyo County Planning Department, 168 N. Edwards Street, Independence, California.



Josh Hart, AICP

Director, Inyo County Planning Department

*Title*

June 23, 2010

*Date*

Date received for filing at OPR:

10-00036



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: Randy Dizon, Magnificat Ventures Corporation

Date Submitted: 05/28/2010

Applicant Address: 6785 S. Eastern Avenue, #7, Las Vegas, NV 89119

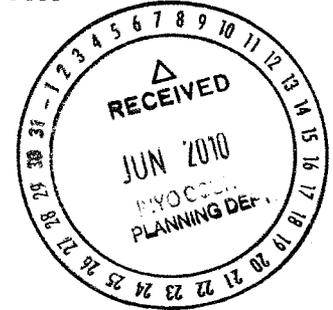
Project Name: Conditional Use Permit 2010-02/St.Therease Mission

CEQA Lead Agency: Inyo County Planning Department

CEQA Document Type: Initial Study/Mitigated Negative Declaration

SCH Number and/or local agency ID number: CUP 2010-02/St.Therease Mission

Project Location: 881 E. Old Spanish Trail (APNs 048-514-14,15,18,19,20,30,31)



Brief Project Description: Construct a 17.5 acre "environmental park" consisting of a 100-person chapel, a meditation garden, a restaurant with banquet/event capabilities, a visitor's center (to include area tourist information, "green technology" information, a playground, a dog park, and restrooms), enclosed columbarium buildings for the storage of cinerary remains in above-ground vaults, an outdoor garden area for cinerary remains in above-ground vaults, and an on-site caretaker home (two-family unit).

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: [Signature: D. Hawk] Date: 6/2/2010
Title: Environmental Scientist