



**Planning Department**  
**168 North Edwards Street**  
**Post Office Drawer L**  
**Independence, California 93526**

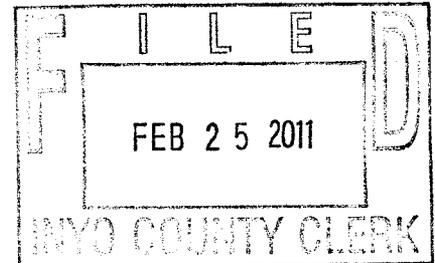
**Phone: (760) 878-0263**  
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**E-Mail: inyoPlanning@**  
**inyocounty.us**

## **Notice of Exemption - Inyo County**

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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

From: (Public Agency) Inyo County Planning Department  
Post Office Drawer L  
Independence, CA 93526



**Project Title:** Tentative Parcel Map No. 396/Arcularius

**Project Applicant:** Ben Arcularius, 215 North Round Valley Road, Bishop, CA 93514  
(760-387-2182)

**Project Location - Specific:** 225 North Round Valley Road, Bishop, CA 93514  
(APN 009-120-16; 155.62 acres located just to the southeast of the intersection of North Round Valley Road and Pine Creek Road)

**Project Location - City:** Bishop, CA

**Project Location - County:** Inyo

**Description of Nature, Purpose, and Beneficiaries of Project:** The subdivision of a 10-acre parcel from a 155.62-acre parcel located just to the southeast of the intersection of Pine Creek Road and North Round Valley Road (APN 009-120-16)

**Name of Public Agency Approving Project:** Inyo County Planning Commission

**Name of Person or Agency Carrying Out Project:** Inyo County Planning Department

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);  
 General Rule (Sec. 15061(b)(3));  
 Categorical (Sec. 21080(b)(9); 15301-15329);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

**Reasons why project is exempt:** Staff deemed that the proposed subdivision could have no possibility of causing significant environmental effects due to the fact that it is simply a parcelization of already-existing development (i.e., the manufactured home at 215 North Round Valley Road), which is proposed at the minimum lot size allowed under

11-00006

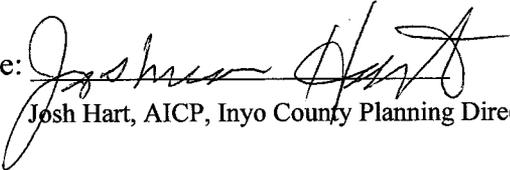
existing zoning (i.e., 10 acres), so that no further subdivision of the proposed parcel could take place.

Further, while the act of creating the new parcel would then allow for the subsequent creation of second dwelling units on each of the resulting two parcels (i.e., the 10.61-acre Parcel 1 and the 144.96-acre Remainder parcel), CEQA Guidelines exempt such second units from environmental review, in that the creation of any second dwelling unit on any residential lot is a ministerial act requiring only a building permit – and ministerial acts are exempt from CEQA review.

**Lead Agency:** Inyo County Planning Department

**Contact Person:** Tanda Gretz, Senior Planner

**Area Code/Telephone/Extension:** (760) 878-0265

Signature:   
Josh Hart, AICP, Inyo County Planning Director

Date: 2-25-11

Date received for filing at OPR:

11-00006