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Notice of Exemption - Inyo County

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

From: (Public Agency) Inyo County Planning Department
Post Office Drawer L
Independence, CA 93514

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

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Project Title: Tentative Parcel Map#401/Hughes

Project Applicant: Joan Hughes, 38713 Tierra Subida Ave., Palmdale CA 93551
(661-947-5350)

Project Location - Specific: The subject property is located in Pearsonville, approximately 980-feet east of Highway-395 and bordered on the southeast by the Inyo, Kern County line (APN 037-160-44; 037-160-45)

Project Location - City: Pearsonville, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: a Tentative Parcel Map to legally subdivide a 131-acre parcel of land into 2 parcels one consisting of 111-acres and the other 20-acres; and thereby, correcting a violation caused by an illegal land division in 1981.

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 (Class 3; Section 15303 (a));
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

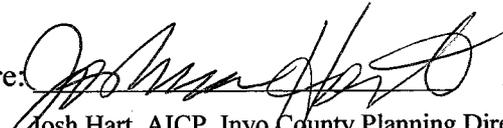
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Reasons why project is exempt: Planning Department staff deemed that the proposed tentative parcel map has no possibility of causing significant environmental effects due to it being submitted without plans for development of either of the parcels. As a result, the project is exempt under CEQA "General Rule" Section 15061(b)(3). In addition, since there is potential for subsequent development, this proposal falls into the Categorical Exemption Class 3 New Construction or Conversion of Small Structures (15303)(a) 'One single-family residence, or a second dwelling unit in a residential zone. . . . may be constructed or converted under this exemption'. The current General Plan and Zoning designations for these parcels would not allow for more development than provided for by (15303)(a).

Lead Agency: Inyo County Planning Department

Contact Person: Cathreen Richards, Associate Planner

Area Code/Telephone/Extension: (760) 878-0447

Signature: 
Josh Hart, AICP, Inyo County Planning Director

Date: 3-11-13