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FILED

JUN 06 2013

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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: Mobile Home Waivers 2013-01 and 2013-02/Magnificat Adventures

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

Project Location: A 17.5-acre site located at 881 E. Old Spanish Trail, Charleston View (adjacent on the north to Old Spanish Trail, and approx. 1.5 miles from the Nevada-California border).

Project Description: An application for mobile home waivers to remodel two mobile homes located on the St. Therese Mission property at 881 E. Old Spanish Trial Highway, in the southeast corner of the County, near Pahrum, Nevada, in the community of Charleston View. One of the mobile homes was manufactured prior to 1973 and the other prior to 1976; therefore, per Inyo County Code (ICC) 14.12 (Mobile Home Code) both will require a mobile home waiver before the proposed remodeling projects can begin. These mobile homes will serve as the on-site priest and caretaker homes and as 'green technology' exhibits. The project site has a General Plan designation of Resort Recreational (REC) and a Zoning designation of Open Space with a forty-acre minimum (OS-40). This project application is subsequent to Conditional Use Permit (CUP) 2010-02/St. Therese Mission that provided for a stick built, 2-unit residential dwelling to serve as the on-site priest and caretaker homes. These units were approved on June 23, 2010 as part of Conditional Use Permit (CUP) 2010-02/St. Therese Mission, and included a Mitigated Negative Declaration (MND), also adopted on June 23, 2010.

Project Action: Mobile Home Waivers 2013-01 and 2013-02

Project Contact Person: Cathreen Richards, Associate Planner (Phone: 760-878-0263)

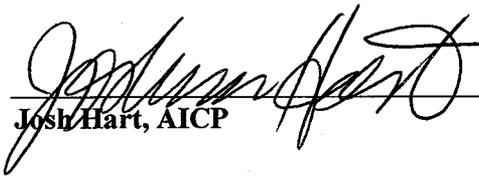
Lead Agency: Inyo County

Summary: This is to advise that the Inyo County Planning Commission approved the above-described project on May 22, 2013, based on findings that include the project is subject to the MND for CUP 2010-02/St. Therese Mission and:

13-00017

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.

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.



Director, Inyo County Planning Department

June 6, 2013

Josh Hart, AICP

Title

Date

Date received for filing at OPR:

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