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FILED

SEP 12 2014

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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: TPM #406/Neubauer-Jennisen

Project Applicant: Neubauer-Jennisen Inc., PO Box 3579, Mammoth Lakes, CA 93546
 (Phone: 818-249-1194; Contact: Bill Anawalt)

Project Location: The subject property (Assessor Parcel number 012-160-011) is located in the Rocking K Ranch subdivision, in the Northwest area of the County. It is bordered on the south by Rocking K Road and on the east by Running Iron Road.

Project Description: The applicant proposes to subdivide the subject 4.3-acre parcel into two parcels: one at 2-acres and one at 2.3-acres. The project site has a General Plan designation of Residential Very Low Density (RVL) and a Zoning designation of One-Family Residential (R1).

Project Action: A Tentative Parcel Map #406/Nuebauer-Jennisen, subdividing a 4.3-acre parcel into two parcels.

Project Contact Person: Cathreen Richards, 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 and the Negative Declaration of Environmental Impact on August 27, 2014.

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.

14-00041

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

September 12, 2014

Date



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Neubauer-Jennisen Inc.
 PO Box 3579
 Mammoth Lakes, CA 93546

CEQA Lead Agency: Inyo County

Project Name: Tentative Parcel Map #406/Neubauer-Jennisen

CEQA Document Type: Negative Declaration

State Clearing House Number and/or local agency ID number: NA

Project Location: Rocking K Ranch subdivision, in Northwest area of the County. It is bordered on the south by Rocking K Road and on the east by Running Iron Road.

Brief Project Description: The applicant proposes to subdivide the 4.3 acre parcel into two parcels. Parcel 1 is 2 acres, and is oddly shaped with 10 sides. Parcel 2 is 2.3 acres, also oddly shaped with nine sides. Both parcels are currently vacant and disturbed. Parcel 1 has two existing dirt driveways and both parcels have existing 1-foot wide irrigation ditches running through them and into irrigation ponds (one on each parcel). No physical improvements to either parcel are proposed at this time. Future development permitted by the R1-1.0 zone includes: A) one single-family dwelling, including mobile homes; B) garden, orchard field crop, where no building is involved.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and G. Code § 711.4(c)) the project has no effect on fish, wildlife or their 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. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee 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 FGC Section 711.4(c)(3).

CDFW Approved By: Heidi Sickler 

Date: 8/28/14

Title: Senior Environmental Scientist