



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

Phone: (760) 878-0263
 FAX: (760) 878-0382
 E-Mail: inyoplanning@inyocounty.us

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 93526

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

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 OCT 31 2014
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Project Title: Zone Reclassification #2014-02/Castro and General Plan Amendment #2014-01/Castro

Project Applicant: Miguel Castro, P.O Box 809, Lone Pine, CA 93545
 (760-264-3033)

Project Location - Specific: 106 Washington Street, Lone Pine, Ca 93545

Project Location - City: Lone Pine, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: Zone Reclassification of APN 005-104-05 from Central Business District (CB-D) to Multifamily Resident (R-2) in order to construct a new single family residence, and a General Plan Amendment to change the land use designation of the property from Central Business District (CBD) to Residential Medium High Density (RMH) in order to be consistent with the proposed zone reclassification.

Name of Public Agency Approving Project: Inyo County Board of Supervisors

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: Planning Department staff deemed that the proposed

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zone reclassification from CB-D to R-2 could have no possibility of causing significant environmental effects for the following reasons: 1) the zone reclassification is being requested in order to make a nonconforming use consistent with the Inyo County Code and no new uses are being proposed; 2) the proposed R-2 zone is less intensive than the existing CB-D zoning, and; 3) the proposed zone reclassification is consistent with neighboring properties, which are also zoned R-2. The proposed General Plan Amendment from CBD to RMH is intended to make the zone reclassification consistent with the General Plan, and could have no possibility of causing significant environmental impacts for the following reasons: 1) No new uses are being proposed for the property; 2) potential future uses of the property would be less intensive than currently allowed, AND 3) the proposed General Plan designation is consistent with neighboring properties. As a result, the project is exempt under CEQA "General Rule," as noted above.

Lead Agency: Inyo County Planning Department

Contact Person: Elaine Kabala, Associate Planner

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

Signature: _____

Josh Hart, AICP

Inyo County Planning Director

Date: _____

10/31/14

Date received for filing at OPR:

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