



Planning Department
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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

FILED

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BY

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Project Title: Conditional Use Permit (CUP) 2014-06/Ronald C. Kemp Trust

Project Applicant: Sean Ponso/Sierra Sky Recreation – 40953 River Rock Lane
Palmdale, CA 93551

Project Location - Specific: The subject property is located at 1164 Tuttle Creek Road
in the Alabama Hills, near the community of Lone Pine.

Project Location - City: Lone Pine, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: A CUP to continue
the private clubhouse (Pheasant Club, clubhouse) use at the property located at 1164
Tuttle Creek Road. The Pheasant Club has been operating at this site off and on for
over twenty-years. The property is zoned Rural Residential with a 2.5-acre minimum.

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 5; Section 15301);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

15-00007

Reasons why project is exempt: This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under the Class 5 exemption. This provides for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. . . . The CUP is being applied for to permit the existing operation (no expansion or change of the existing use) at the site. The CUP will allow the existing use to continue legally under the County's zoning ordinance.

Lead Agency: Inyo County Planning Department

Contact Person: Cathreen Richards, Senior Planner

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

Signature: 
Josh Hart, AICP, Inyo County Planning Director

Date: 2/12/15