



**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

FILED

JUN 26 2015

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BY  DEPUTY

Project Title: Conditional Use Permit #2015-01 – Aspendell Fire Station

Project Applicant: Roy W. Harthorn

Project Location - Specific: 117 Columbine Drive, Bishop, CA 93514

Project Location - City: Aspendell, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: The Aspendell South Fork Volunteer Fire Department, a California Corporation, and tenant of the Aspendell Mutual Water Company (owners of the existing fire station building), is requesting a Conditional Use Permit (CUP) to convert the westerly fire house apparatus bay into a studio dwelling unit to house a caretaker on site. The project is intended to provide a living environment for a caretaker residence to allow for the improved care and maintenance of the Aspendell fire station and associated fire apparatus and equipment. The project will also allow for increased responsiveness by the fire department in case of emergency. The project is consistent with the Inyo County General Plan and Zoning Code.

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 (Sec. 21080(b)(9); 15301-15329);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

15-00022

Reasons why project is exempt: Planning Department staff deemed that the proposed CUP could have no possibility of causing significant environmental effects for the following reasons: 1) the proposed conditional use permit is consistent with the existing use, zoning and general plan designations for the property; 2) the proposed CUP and conversion of the fire station apparatus bay to a studio unit would not include any significant exterior medication to the existing structure, nor result in an increased intensity of use of the property, and; 3) the proposed CUP and studio unit would occur within a an already developed area and represents infill development. 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: _____

6/26/15

Date received for filing at OPR:

15-00022