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Planning Department
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Independence, California 93526

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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

Project Title: TPM 408; Conditional Use Permit (CUP) 2015-04; General Plan Amendment 2015-01; Zone Reclassification 2015-01/Magnificat Ventures

Project Applicant: Magnificat Ventures Corporation-6785 S. Eastern Ave., Las Vegas, NV 89119

Project Location - Specific: The subject property is located at 881 Old Spanish Trail Highway, in the community of Charleston View, approximately 1.5-miles from the California – Nevada border.

Project Location - City: Community of Charleston View; CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: A subdivision of a 17-acre parcel of land into 2 parcels, Parcel 1 consisting of approximately 3-acres and Parcel 2, approximately 14-acres. Parcel 1, the smaller parcel (3-acres) will be donated, along with the Catholic Chapel located on it, to the Catholic Diocese of Fresno. Parcel 2, the larger parcel (17-acres) will be kept by the applicant who will continue to operate a visitor center and Catholic columbarium on it. Currently the parcel is zoned Open Space with a 40-acre minimum (OS-40) and has a General Plan designation of Resort Recreational (REC). This subdivision requires a Zone Reclassification (ZR), as it will cause the parcels to be non-conforming with regard to the OS-40 development standards and a General Plan Amendment (GPA) for consistency with the ZR. The applicant is requesting a Zoning Designation of Highway Services and Tourist Commercial (C2) and a General Plan Designation of Retail Commercial (RC). These designations best fit the current uses on the parcels and the applicant has indicated that no changes to the uses are foreseen for the future and there is no development proposed with this application. A Conditional Use Permit (CUP) is also be required for the continued use of the

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columbarium on Parcel 2. This project included no changes to the current land uses or new development.

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)*

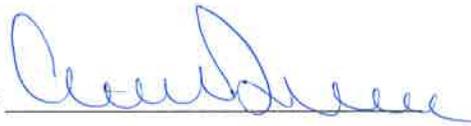
- Ministerial (Sec. 21080(b)(1); 15268);
- General Rule (Sec. 15061(b)(3));
- Categorical (Class 5; Section 15301);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Reasons why project is exempt: This project is covered by the General Rule 15061(b) (3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project is for a property that is already developed and includes no additional development proposals or changes to the current landuses.

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: 2/8/14

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