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

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

Project Title: Tentative Parcel Map #386/Pool

Project Applicant: John R. Langford, 2574 State Route 338, Wellington, NV, 89444
(on behalf of Danny L. Pool)

Project Location - Specific: 2290 Dixon Lane (APN 10-352-01)

Project Location - City: Bishop, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is applying for Tentative Parcel Map #386 in order to split the subject property into two parcels equaling approximately one 32,830 sq. ft parcel and one 228,530 sq. ft. parcel for estate planning purposes.

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));

Reasons why project is exempt: Planning Department staff deemed that the proposed tentative parcel map could have no possibility of causing significant environmental effects for the following reasons: 1) no plans for new development of either of the parcels has been submitted; 2) there is an existing residence on the property and; 3) the proposed

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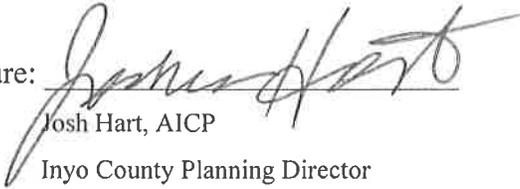
parcel is completely within an already developed area, and is consistent with surrounding uses and densities. As a result, the project is exempt under CEQA "General Rule," as noted above. Additionally, potential future development on the new parcel is exempt pursuant to CEQA Guidelines Section 15303.

Lead Agency: Inyo County Planning Department

Contact Person: Michael Draper, Associate Planner

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

Signature: _____


Josh Hart, AICP

Inyo County Planning Director

Date: _____

4/28/14