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FILED

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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: General Plan Amendment (GPA) 2018-01/Cook; and, Zone
 Reclassification (ZR) 2018-02/Cook

Project Applicant: Reginald Cook , 1 Hidden Valley Ranch Road, Lone Pine, CA 93545
 Phone: 760-876-5679

Project Location - Specific: The subject property is located at 1 Hidden Valley Ranch
 Road, Lone Pine, CA with Assessor Parcel Number (APN) 026-070-09.

Project Location - City: Lone Pine, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project A GPA and ZR will change
 the current zoning designation of Commercial Recreation with a 5-acre minimum (C5-
 5.0) and General Plan designation of Resort Recreational (REC) to the zoning
 designation of Open Space, with a forty-acre minimum (OS-40) and the General Plan
 Designation of Rural Protection (RP).

Name of Public Agency Approving Project: Inyo County Planning Commission/ 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 (Class 3; Section 15303 (a));
- Declared Emergency (Sec. 21080(b)(3); 15269(a));

18-00031

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Reasons why project is exempt: Planning Department staff deemed that the proposed Zone Change and General Plan Amendment is for a property that is already disturbed and includes no additional development proposals; the land use designations that are proposed will result in lower impact uses than are possible with the current designations; and, Pursuant to the California Environmental Quality Act (CEQA), potential, subsequent, development to this proposal falls into the Categorical Exemption Class 3 New Construction or Conversion of Small Structures (15303)(a) One single-family residence, or a second dwelling unit in a residential zone. . . . may be constructed or converted under this exemption; and, any potential commercial cannabis cultivation will require a discretionary approval (Conditional Use Permit) by the Inyo County Planning Commission that will require an evaluation pursuant to the California Environmental Quality Act.

Lead Agency: Inyo County Planning Department

Contact Person: Cathreen Richards, Planning Director

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

Signature: 
Cathreen Richards, Inyo County Planning Director

Date: 7/20/18