



**Planning Department**  
**168 North Edwards Street**  
**Post Office Drawer L**  
**Independence, California 93526**  
Phone: (760) 878-0263  
FAX: (760) 872-2712  
E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)

### **Notice of Exemption - Inyo County**

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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:** Tentative Parcel Map 431; Variance 2025-01/Big Pine Petroleum

**Project Applicant:** Mohamad Najm, 5976 Tanus Cir., Rocklin, CA 95677

**Applicant Phone Number:** (408) 429-5165

**Project Location - Specific:** 109 Mains Street, Big Pine, CA 93513 APN: 004-032-01

**Project Location - City:** Big Pine

**Project Location - County:** Inyo

**Description of Nature, Purpose, and Beneficiaries of Project:** The applicant, Mohamad Najm, requested a subdivision of 84,632 square foot parcel into three separate parcels: Parcel 1 measuring 8,957 square feet, Parcel 2 measuring 42,329 square feet, and Parcel 3 measuring 33,346 square feet through Tentative Parcel Map 431.

As a result of the subdivision, the applicant also requested a variance for the residential structure encroachment on proposed Parcel 1 into the required 20 foot rear yard setback and 5 foot side setback, and for the diesel pumps and automotive repair station encroachment on proposed Parcel 2 into the required 20 and 15 foot rear setbacks.

**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));
- ☐ Minor alterations to land use limitations, (Section 15305)
- ☐ 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 and variance have no possibility of causing significant environmental effects due to it being submitted without plans for development of either of the parcels. As a result, the project is exempt under CEQA "General Rule" Section 15061(b)(3).

**Lead Agency:** Inyo County Planning Department

**Contact Person:** Danielle Visuaño

**Area Code/Telephone/Extension:** (760) 878-0268

Signature: 

Danielle Visuaño, Inyo County Senior Planner

Date: 5/28/25