



INYO COUNTY CLERK
CEQA FILING COVER SHEET

Filed in County Clerk's Office
County of Inyo County

Danielle M. Sexton
Clerk-Recorder

14-08202025-030

08/20/2025
09:45 AM

Pages: 3

Fees: \$50.00

DocType: CEQA
Iross



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Complete and attach this form to each CEQA Notice filed with the County Clerk
TYPE OF PRINT CLEARLY

Project Title

Zone Reclassification 2024-03;General Plan Amendment 2024-03/Big Pine Petroleum

Check Document to be Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Other (Please fill in type): **Notice of Exemption**



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

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: Zone Reclassification 2024-03; General Plan Amendment 2024-03/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 approved by the Inyo County Planning Commission. The purpose of the subdivision is to separate the land uses. Currently the parcel is zoned Commercial Business (CB) and has a General Plan designation of Central Business District (CBD). Parcel 1 contains an existing residence. The subdivision will require a Zone Reclassification as Parcel 1 will not conform to the CB zone standards and will also require a General Plan Amendment as it will not conform to the CBD designation. The applicant is requesting a Zone Reclassification to R-2 Districts – Multiple Residential with a 6,500 square foot minimum (R2-6,500,) and General Plan Amendment to Residential Medium High (RMH). The reclassification and designation will accommodate the existing residential dwelling and residential land use.

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: _____





State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

14 — 08/20/2025 — 030

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Inyo County Planning Department

LEAD AGENCY EMAIL

DATE

08/20/2025

COUNTY/STATE AGENCY OF FILING

Inyo

DOCUMENT NUMBER

25-030

PROJECT TITLE

Zone Reclassification 2024-03; General plan amendment 2024-03/ Big Pine Petroleum

PROJECT APPLICANT NAME

Mohamad Najm

PROJECT APPLICANT EMAIL

PHONE NUMBER

(408) 429-5165

PROJECT APPLICANT ADDRESS

5976 Tanus Cir

CITY

Rocklin

STATE

Ca

ZIP CODE

95677

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Lacie Ross, Deputy Clerk