

INYO COUNTY CLERK **CEQA FILING COVER SHEET**  Filed in County Clerk's Office County of Inyo County

Danielle M. Sexton Clerk-Recorder

09:45 AM

Fees: \$50.00

DocType: CEQA

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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:

- O Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- X 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);  $\boxtimes$  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

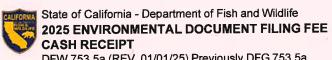
Contact Person: Danielle Visuaño

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

Signature:

Danielle Visuaño, Inyo County Senior Planner

Date: august 20,2025



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)			
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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.				DATE		
	LEADAGENCY EMAIL			08/20/2025		
Inyo County Planning Department						_
COUNTY/STATE AGENCY OF FILING				DOCUMENT	NUMBER	
Inyo				25-030		
Zone Reclassification 2024-03; General plan an			ie Pe			
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL			PHONE NUMBER		
Mohamad Najm				(408) 429	9-5165	
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE		
5976 Tanus Cir	Rocklin	Ca		95677		
PROJECT APPLICANT (Check appropriate box)  Local Public Agency School District	Other Special District	☐ St	tate Ag	jency	Private Entity	
CHECK APPLICABLE FEES:						00
☐ Environmental Impact Report (EIR)		\$4,123.50				00
☐ Mitigated/Negative Declaration (MND)(ND)		\$2,968.75	\$ _			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			\$		0.0	00
County documentary handling fee			\$		50.	00
Other			\$			
PAYMENT METHOD:						
☐ Cash ☐ Credit ☐ Check ☐ Other	TOTAL	RECEIVED	\$		50.	00
SIGNATURE	CY OF FILING PRINTED I	NAME AND T	ITLE			

Lacie Ross, Deputy Clerk