



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



THIS SPACE FOR CLERK'S USE ONLY

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: August 20, 2025



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:

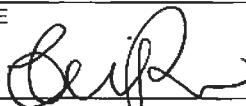
- | | | | |
|---|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | <u>0.00</u> |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Lacie Ross, Deputy Clerk
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