INYO COUNTY CLERK
CEQA FILING COVER SHEET

Filed in County Clerk's Office
County of Inyo County

Danielle M. Sexton
Clerk-Recorder

14-09232025-034

09/23/2025 03:20 PM
Pages: 3
Fees: $50.00

DocType: CEQA
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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

TTM 253; Zone Reclassification 2025-04; and Variance 2025-02/Eastside Vistas

Check Document to be Filed:

◯ 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

☒ County Clerk
County of Inyo
P.O. Drawer F
Independence, CA 93526

From: (Public Agency) Inyo County Planning Department
Post Office Drawer L
Independence, CA 93514

Project Title: TTM 253; Zone Reclassification 2025-04; and Variance 2025-02/Eastside Vistas

Project Applicants: Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells, 2815 Sierra Vista Way, Bishop CA 93514.

Applicant Phone Number: 760-937-0020

Project Location - Specific: 1275 N. Barlow Lane, Bishop CA. At the intersection of Highway 395 and North Barlow Lane.

Project Location - City: Bishop, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: This project is a proposal to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project includes a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, and a variance addressing lot width and setbacks. The Condominium, including the homeowner's association and Conditions, Covenants and Restrictions (CC&R) will be dissolved in a separate but necessary action by the California Department of Real Estate.

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);
☒ Commonsense (Sec. 15061(b)(3));
☐ Categorical (Class 5; Section 15301);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Reasons why project is exempt: This project consisting of ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are Exempt from CEQA pursuant to the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This project proposes to subdivide a parcel of land that has already been approved for a condominium project. The number of allowed units is not changing, all grading, infrastructure and utilities, streets, curbs, and lighting are built. The area is completed disturbed and impacted by construction based on the previous approval for the condominium project, which was evaluated and approved with an MND. No new impacts will be generated from the approval of this project as it is only changing a 22-unit condominium project to 22-fee simple lots, which does not increase the possible number of total housing units, or impact undisturbed land as there is none.

Lead Agency: Inyo County Planning Department

Contact Person: Cathreen Richards, Planning Director

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

Signature: _____ Date: 9/22/25

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 — 09/23/2025 — 034

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
Inyo County Planning Department		09/23/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Inyo	14-09232025-34

PROJECT TITLE

TTM 253; Zone Reclassification 2025-04; and Variance 2025-02/Eastside Vistas

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells, and Genevieve Wells, 2815 Sierra Vista Way		(760) 937-0020

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2815 Sierra Vista Way	Bishop	CA	93514

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	AGENCY OF FILING PRINTED NAME AND TITLE
X	Lacie Ross, Deputy County Clerk-Recorder

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)